CONSIDERATION $198,500

Preparer: Nicole M. Ayers, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2039EF)
Return To: Shelby Magnani, 405 N. Jackson St, Truro, IA 50257
Taxpayer Information: Shelby Magnani, 405 N. Jackson St, Truro, IA 50257

WARRANTY DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, **Cheryl Lee Brownlee, a single person**, does hereby convey to **Shelby Magnani**, the following described real estate in **Madison** County, Iowa:

> **Lots Seven (7) and Eight (8) in Block Two (2) of KALE'S ADDITION to the Town of Truro, Iowa.**

> Subject to all covenants, restrictions and easements of record.

> **There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _10-13 2022_ .

Cheryl Lee Brownlee
Cheryl Lee Brownlee

STATE OF _Iowa_)
) ss:
COUNTY OF _Polk_)

This record was acknowledged before me this _13th_ day of _October_ ,
2022, by **Cheryl Lee Brownlee, a single person.**

Ellen Fitzpatrick
Notary Public in and for said State