

BK: 2022 PG: 3404
Recorded: 11/22/2022 at 12:10:22.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$431.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information:

Amber L. Olson, 145 S.W. Walnut Avenue, Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

David Marsh
Shelley Marsh

Grantees:

Amber L. Olson

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$270,000.00 and no/100ths-----Dollars and other valuable consideration, **DAVID MARSH and SHELLEY MARSH, husband and wife**, do hereby convey to: **AMBER L. OLSON** the following described real estate in Madison County, Iowa:

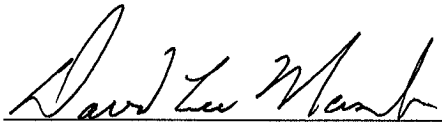
A tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section 1, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing 40 feet West and 576.15 feet North of the Southeast corner of said Section 1, which is the point of beginning, thence North 222.15 feet to the South line of the railroad right of way, thence Northwesterly along said right of way 202.8 feet, thence South parallel with the East section line to a point due West of the point of beginning, thence East to the point of beginning, EXCEPT Parcel "H" located therein, containing 2,564 square feet, more or less, as shown in Plat of Survey filed in Book 2016, Page 757 on March 30, 2016 in the Office of the Recorder of Madison County, Iowa.

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.

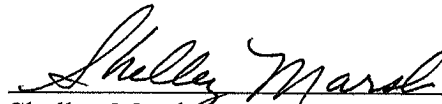
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: November 21, 2022.



David Marsh

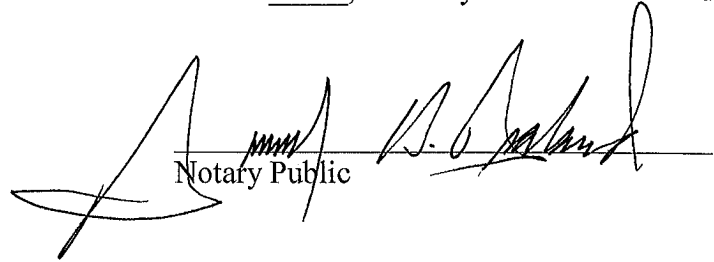


Shelley Marsh

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on November 21, 2022 by David Marsh and Shelley Marsh.




Notary Public