

BK: 2022 PG: 3694
Recorded: 12/20/2022 at 10:07:18.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$503.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1532ROGI)

Return To: Kambria McQuoid, 2226 Rustic Avenue, WINTERSET, IA 50273

Taxpayer Information: Kambria McQuoid, 2226 Rustic Avenue, WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bryan C. Mescher a/k/a Bryan Craig Mescher, a single person**, do hereby Convey to **Kambria McQuoid and Jacob McQuoid, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "H" as shown in Plat of Survey filed in Book 2022, Page 2837 on September 28, 2022 in the Office of the Recorder of Madison County, Iowa, said Parcel "H" being located in that portion of Auditor's Parcel Letter "A" in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, 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.

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

