

BK: 2023 PG: 1038  
Recorded: 5/12/2023 at 3:04:51.0 PM  
Pages 2  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$319.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$200,000.00**

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Ryan Deuel and Lisa Steffensmeier, 14622 Ames Avenue, Omaha, NE 68116  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: 515-462-4912



## WARRANTY DEED

For the consideration of -----Two Hundred Thousand----- Dollar(s) and other valuable consideration, Richard M. Martin, a Single Person, does hereby Convey to Ryan Deuel and Lisa Steffensmeier, as Tenants in Common, the following described real estate in Madison County, Iowa:

**The Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Four (4) and the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Five (5), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located therein, containing 39.81 acres, as shown in Plat of Survey filed in Book 2023, Page 770 on April 17, 2023, 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.**

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor Covenants 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.

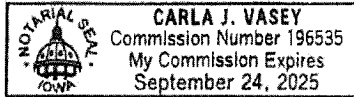
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: May 11, 2023.

Richard M Martin  
Richard M. Martin, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 11th, 2023 by Richard M. Martin.



Carla J Vasey  
Signature of Notary Public