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Date 1/23/2023 Time 10:15:36AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$623.20

Rev Stamp# 13 DOV# 11

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**Return To:** Joseph P Lawyer, 2362 Walnut Trl., St. Charles, IA 50240  
**Taxpayer:** Joseph P Lawyer, 2362 Walnut Trl., St. Charles, IA 50240  
**Preparer:** Justin E. Hayes, 4201 Westown Parkway, Suite 250, West Des Moines, IA 50266,  
 Phone: (515) 283-1801



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Hannah Rorebeck n/k/a Hannah J. Thompson, and Andrew Rorebeck**, both single persons, do hereby Convey to **Joseph P Lawyer**, the following described real estate in Madison County, Iowa:

**A tract of land commencing at the Southwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), in Township Seventy-Five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence North along the West line of said Northeast Quarter (1/4) of Southeast Quarter (1/4) 926.8 feet to the centerline of a county road, thence North 42° 25' East along said centerline 601.5 feet to the North line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), thence North 83° 51' East 228.5 feet along said North line, thence South 1,322 feet to the South line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4), thence North 83° 23' West 637.1 feet along said South line to the point of beginning, Containing 17.3809 acres, including 0.4750 acres of County road right-of-way.**

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: 1-17-23

[Signature]  
Hannah Rorebeck n/k/a Hannah J. Thompson,  
Grantor

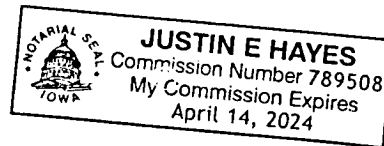
STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on January 17, 2023 by Hannah Rorebeck n/k/a Hannah J. Thompson, a single person.



[Signature]  
Signature of Notary Public

Dated: 1/16/23



[Signature]  
Andrew Rorebeck, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on Jan 16<sup>th</sup>, 2023 by Andrew Rorebeck, a single person.

[Signature]  
Signature of Notary Public