

BK: 2023 PG: 1310  
Recorded: 6/9/2023 at 10:11:02.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$279.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$175,000.00**

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**Preparer:** Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CEN11057)  
**Return To:** Gannon Gremmel, 4551 SE Ember Ln, West Des Moines, IA 50265  
**Taxpayer Information:** Gannon Gremmel, 4551 SE Ember Ln, West Des Moines, IA 50265

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Michael Sheldon and Kelly Sheldon, a married couple**, Convey(s) to **Gannon Gremmel**, a single person, the following described real estate:

**Lot Twelve (12) of the Replat of Lots Three (3), Four (4), Eleven (11), and Twelve (12) of Plat No. 1 of the Woodland Valley Estates Subdivision located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office (and any supplements and amendments thereto).**

**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.**

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing

rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 5/29/2023

*Michael Sheldon*

Michael Sheldon

*Kelly Sheldon*

Kelly Sheldon

STATE OF Iowa, COUNTY OF Polk ) ss:

This record was acknowledged before me on May 29 2023 by Michael Sheldon and Kelly Sheldon.

*Cathy McAulay*  
Notary Public in and for said State

