Document 2023 1435

Book 2023 Page 1435 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$823.20 Rev Stamp# 191 DOV# 191 ANNO SCAN CHEK

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

\$ 515,000.00

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8560ESP)

Return To: Scott Burnham and Robin Paul, 2395 148th Street, WINTERSET, IA 50273

Taxpayer Information: Scott Burnham and Robin Paul, 2395 148th Street, WINTERSET, IA 50273

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Joel E. Ruse and Molly A. Ruse, a married couple, do hereby Convey to Scott Burnham, a single person, and Robin Paul, a single person, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "A" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.22 acres, as shown in Plat of Survey filed in Book 3, Page 201 on April 2, 1998, in the Office of the Recorder of Madison County, Iowa; AND Parcel "D" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Twenty-nine (29), containing 1.59 acres, as shown in Plat of Survey filed in Book 3, Page 271 on June 11, 1998, in the Office of the Recorder of Madison County, Iowa, and shown corrected in Affidavit filed in Book 2018, Page 346 on January 31, 2018 in the Office of the Recorder of Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

There is no known private barial 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: 6 2 2023

Joel E. Ruse

Molly A. Ruse

STATE OF <u>folic</u>) ss: COUNTY OF <u>polic</u>)

This record was acknowledged before me on _ Joel E. Ruse and Molly A. Ruse, a married couple.

6/18/2023

__, by

AMY VON GILLERN
Commission Number 840443
My Commission Expires
June 28, 2025

Notary Public in and for said State