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Rec Amt \$12.00 Aud Amt \$5.00

INDX

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Jason Yates, 7900 Hickman Road Ste 200, Windsor Heights, IA 50324,
Phone: 515-556-4692

Taxpayer Information: The Ferguson Living Trust, 1410 Walnut Lane, Cumming, IA 50061

Return Document To: The Ferguson Living Trust, 1410 Walnut Lane, Cumming, IA 50061

Grantors: Rodney Ferguson and Linda Ferguson

Grantees: Rodney Ferguson and Linda Ferguson as co-trustees of The Ferguson Living Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Rodney Ferguson and Linda Ferguson, a married couple, do hereby Convey to Rodney Ferguson and Linda Ferguson, Co-Trustees of The Ferguson Living Trust, the following described real estate in Madison County, Iowa:

Lot Eight (8) of Evans Rural Estates Sub-District, being a part of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., 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.

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: July 5, 2023.

Rodney A. Ferguson
Rodney Ferguson, Grantor

Linda Ferguson
Linda Ferguson, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on July 5, 2023 by Rodney Ferguson and Linda Ferguson.



[Signature]
Signature of Notary Public