

BK: 2023 PG: 1569
Recorded: 7/11/2023 at 8:05:46.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$237.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (8048RE)
Return To: Zachary D. Watters, 2694 160th Street, Van Meter, IA 50261
Taxpayer Information: Zachary D. Watters, 2694 160th Street, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Driving Force, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to **Zachary D. Watters**, following described real estate:

Parcel "J" located in the Fractional Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Two (2), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.742 acres, as shown in Plat of Survey filed in Book 2008, Page 277 on January 25, 2008, 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.

Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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.

