

BK: 2023 PG: 1718
Recorded: 7/24/2023 at 3:20:28.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$455.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Joshua Sampson and Bailey Hutzell-Sampson, 26319 215th Street, Dallas Center, IA 50063

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Nicholas E. Mescher and Paige Mescher, a married couple** (the "Grantors"), do hereby convey to **Joshua Sampson and Bailey Hutzell-Sampson, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT all that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2002, Page 5617 on November 15, 2002, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "C" located therein, containing 11.00 acres, as shown in Plat of Survey filed in Book 2021, Page 2252 on June 2, 2021, in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 16th day of July, 2023.

Nicholas E. Mescher

Nicholas E. Mescher (Grantor)

Paige Mescher

Paige Mescher (Grantor)

STATE OF Iowa, COUNTY OF polk

This record was acknowledged before me on July 16th, 2023, by Nicholas E. Mescher and Paige Mescher.

Tobira Sharon

Notary Public

