



Document 2023 1877

Book 2023 Page 1877 Type 03 001 Pages 1

Date 8/11/2023 Time 1:28:21PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$236.00

Rev Stamp# 261 DOV# 262

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$147,883

Return Document To: Duncan Lorraine, LLC, 4026 Amick Avenue, Des Moines, IA 50310

Preparer Information: John D. Freund, 1005 Main Street, Suite 200, Dubuque, IA 52001; 563.587.8050

Address Tax Statement: Duncan Lorraine, LLC, 4026 Amick Avenue, Des Moines, IA 50310

WARRANTY DEED

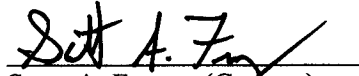
For the consideration of Ten Dollar(s) and other valuable consideration, Scott A. Froyen and Melanie K. Froyen, husband and wife, do hereby convey to Duncan Lorraine, LLC, an Iowa limited liability company, the following-described real estate situated in Madison County, Iowa:

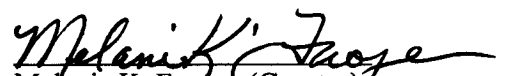
Lot Twelve (12) in Quail Ridge Subdivision, located in the South Half (1/2) of the Southwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Grantors do hereby covenant with grantee 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 relinquish all rights of dower, homestead, and distributive share in and to the real estate. **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.**

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.

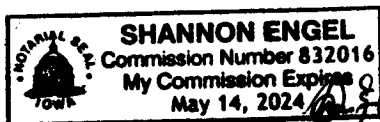
Dated: August 11, 2023



Scott A. Froyen (Grantor)


Melanie K. Froyen (Grantor)

STATE OF IOWA)
COUNTY OF POLK) ss.

This record was acknowledged before me this 11 day of August, 2023, by Scott A. Froyen and Melanie K. Froyen, husband and wife.




Signature of Notary Public