

BK: 2023 PG: 2101
Recorded: 8/31/2023 at 3:29:36.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$503.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Space above for recording data

Prepared By: James G. Rowe, Attorney at Law, 413 Grant Street, Van Meter, Iowa 50261 // (515) 996-4045
Send Tax Stmt. To: Andrew Rohwer & Mallory Rohwer - 901 SE 3 rd St, Ankeny, IA 50021
Return Document To: Andrew Rohwer & Mallory Rohwer - 901 SE 3 rd St, Ankeny, IA 50021

WARRANTY DEED

KNOW ALL PERSONS THAT BY THIS INSTRUMENT:

Ryan Dunbar and Sandi Dunbar, a married couple, for valuable consideration CONVEY(S) to: **Andrew Rohwer and Mallory Rohwer**, a married couple, as JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, the following described real estate in Madison County, Iowa:

Parcel "E", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 16.74 acres, more or less, as shown in Plat of Survey filed in Book 2021, Page 3136 on July 28, 2021 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.

AND the Grantor(s) do HEREBY COVENANT with the Grantee(s), and successors in interest, that Grantor(s) hold this real estate by TITLE IN FEE SIMPLE; that they have good and lawful AUTHORITY TO SELL AND CONVEY the same; that this real estate is FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WHATSOEVER, except as may be stated above; and Grantor(s) covenant to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever except as may be stated above. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Signed this 24 day of August, 2023

[Signature]
Ryan Dunbar

[Signature]
Sandi Dunbar

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 8/24-, 2023 by Ryan Dunbar and Sandi Dunbar, a married couple.



[notary stamp]

Sign name here

Print name here

[Signature]
Sean Asada

Notary Public in and for said State and County
My Commission Expires: 7-19-26