

BK: 2023 PG: 2185
Recorded: 9/11/2023 at 10:23:00.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8794ESP)

Return To: Paul Kemper, 1 Paradise Ridge 155th Street, VAN METER, IA 50261

Taxpayer Information: Paul Kemper, 612 30th Street, West Des Moines, Iowa, 50265

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **David A. Heckard and Carmella K. Heckard, a married couple**, do hereby Convey to **Paul Kemper and Jennifer Kemper, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot One (1) of Paradise Ridge Subdivision, located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.;

Subject to all covenants, restrictions and easements of record.

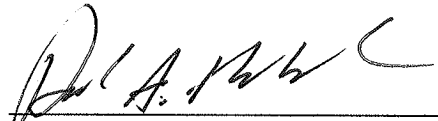
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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

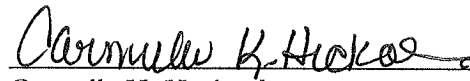
persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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: 9/7/23



David A. Heckard

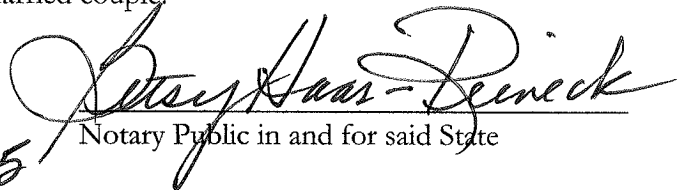


Carmella K. Heckard

STATE OF Iowa
COUNTY OF Polk) ss:

This record was acknowledged before me on Sept 7, 2023, by David A. Heckard and Carmella K. Heckard, a married couple.

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 27, 2025



Notary Public in and for said State