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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$2.159.20

ANNO

Rev Stamp# 319 DOV# 317

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 1,350,000⁰⁰

Return To: William R. Herrick and Shelby Herrick, 1735 Hwy 25, Menlo, IA 50164
Taxpayer: William R. Herrick and Shelby Herrick, 1735 Hwy 25, Menlo, IA 50164
Preparer: Samuel E. Charnetski, 400 Locust St. Suite 400, Des Moines, IA 50309, Phone: (515) 288-5000

WARRANTY DEED
(Several Grantors)

For the consideration of One Dollar(s) and other valuable consideration, John Baldwin and Joanne Baldwin, husband and wife, do hereby Convey to William R. Herrick and Shelby S. Herrick, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (1/2) of the Northeast Quarter (1/4) AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Six (6), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT a tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Six (6), more particularly described as follows to-wit: Commencing at the Southeast corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Six (6), running thence North 20 Rods, thence West to the edge of the water in North River at low water mark, thence in a Southerly direction along the East edge of the water in said North River to the half-section line; thence East to the place of beginning.

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: 7/28/2023

John Baldwin
John Baldwin, Grantor

Joanne Baldwin
Joanne Baldwin, Grantor

STATE OF Illinois, COUNTY OF Cook

This record was acknowledged before me on July 28, 2023 by
John Baldwin and Joanne Baldwin.

[Signature]
Signature of Notary Public

