



BK: 2023 PG: 22  
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Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,573.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Prepared By/Return to: Kelli J. Orton, 666 Grand Avenue, Suite 2000, Des Moines, Iowa 50309, 515.242.2400  
Taxpayer Information: Jeffrey and Tina Thompson and Matthew Samantha Jo Thompson, 2890 310<sup>th</sup> St., Orient, IA 50858

**Warranty Deed**

For the consideration of One Dollar (\$1.00) and other valuable consideration Steve Wallace and Susan Wallace, husband and wife (collectively, "Grantor"), do hereby convey a one-half interest to Jeffrey Alan Thompson and Tina Marie Thompson, husband and wife, and a one-half interest to Matthew Curtis Thompson and Samantha Jo Thompson, husband and wife (collectively, "Grantee"), in the following described real estate in Madison County, Iowa (the "Real Estate"):

THE SOUTHWEST QUARTER (SW ¼) OF SECTION THIRTY-TWO (32), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA.

Subject to easements, covenants and restrictions 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 §558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the Real Estate by title in fee simple; that Grantor has 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 Grantor covenants 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.

*[Signature Page Follows]*

