

BK: 2023 PG: 2405  
Recorded: 9/29/2023 at 1:21:41.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$325.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$204,000.00**

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This instrument prepared by:  
SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:  
KELLY THOMPSON, 225 NW 4TH STREET, EARLHAM, IA 50072

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### **WARRANTY DEED**

Legal: A part of Out lot Five (5) of Academy Addition of Out Lots to the Town of Earlham, Madison County, Iowa more particularly described as follows, to-wit: Commencing 166 feet East of Southwest corner of said Out Lot Five (5) and running thence East 66 feet, thence North 132 ½ feet, thence West 66 feet, thence South 132 ½ feet to the place of beginning

Address: **225 NW 4th Street, Earlham, IA 50072**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Margaret Schmidt, a single person**, hereby conveys the above-described real estate to **Kelly Thompson, a single person**.

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 this transaction is exempt from the requirement to submit a groundwater hazard statement.

### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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.

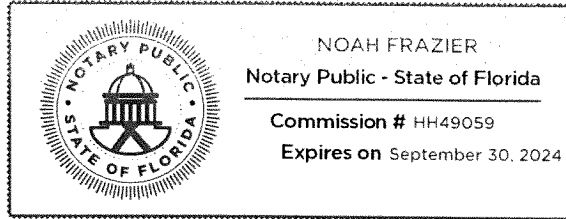
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Florida )  
 ) SS:  
COUNTY OF Alachua )

On this day of 09/22/2023 (date),  
before me the undersigned, a Notary Public in  
and for said State, personally appeared Margaret  
Schmidt, a single person, to me known to be the  
identical person(s) named in and who executed  
the foregoing instrument and acknowledged that  
the person executed the same as that person's  
voluntary act and deed. Margaret Schmidt  
who produced a USA Passport card.

Noah Frazier  
Notary Public in and for said State  
Noah Frazier

Dated: 09/22/2023  
Margaret Schmidt  
Margaret Schmidt



09/30/2024  
Notarized online using audio-video communication