

BK: 2023 PG: 2577
Recorded: 10/20/2023 at 8:25:06.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$311.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$195,000.00

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkwy Ste 200, West Des Moines, IA 50266
5158649370

Return To and Taxpayer Information:

Jalan Bertrand 1921 Strauss Ave Adel IA 50003

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kase Regan and Breann Regan, a married couple**, do hereby Convey to **Jalan Bertrand and Ashley Bertrand**, as joint tenants with full rights of survivorship and not as tenants in common in the following described real estate:

Lot Eleven (11) of Prairie Ridge Estates located in the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office.


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.

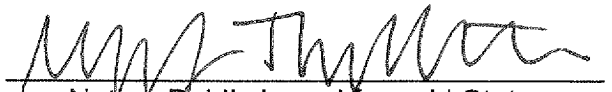
Dated: 10/17/2023


Kase Regan


Breann Regan

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on October 17th, 2023, by Kase Regan and Breann Regan, a married couple.


Notary Public in and for said State

