



Document 2023 26

Book 2023 Page 26 Type 03 001 Pages 2 Date 1/09/2023 Time 12:50:46PM Rec Amt \$12.00 Aud Amt \$10.00 I Rev Transfer Tax \$682.40 A Rev Stamp# 2 DOV# 3

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

SCAN CHEK

INDX

**ANNO** 

19426.560°

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

Return To and Taxpayer Information:

Paul Dory, 2002 Woody Court, Prole, IA 50229

1

## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, Chad Smith and Erinn Smith, a married couple, do hereby Convey to Paul Dory and Sarah Dory, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

The South 59 acres of the East Half (½) of the Southeast Quarter (¼) of Section Thirty-five (35), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "F"located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Thirty-five (35), containing 4.42 acres, as shown in Plat of Survey filed in Book 2011, Page 1437 on June 3, 2011, in the Office of the Recorder of Madison County, Iowa; AND the North 30 feet of Parcel "A", located in the Northeast Fractional Quarter (¼) of the Northeast Quarter (¼) of Section Two (2), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Amended Plat of Survey filed in Book 2013, Page 3627 on December 3, 2013 in the Office of the Recorder of 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: 1/6/23

STATE OF LOWA ) ss:
COUNTY OF Milson )

This record was acknowledged before me on  $\frac{1}{6}/\partial \theta \lambda 3$ by Chad Smith and Erinn Smith, a married couple.

Notary Public in and for said State

