

BK: 2023 PG: 2928  
Recorded: 11/30/2023 at 2:02:26.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$239.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer Information:** Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

**Address Tax Statement/ Return To:** Todd Forrett, 1016 Old Portland Rd., Van Meter, IA 50261

### WARRANTY DEED

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Cynthia L. Forrett, a single person, does hereby Convey to Todd Forrett and Amanda Forrett, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**A tract of land in the Northwest fractional Quarter of the Northwest Quarter of Section 4, Township 77 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:**


**Beginning at the Northwest Corner of Section 4, T77N, R27W, of the 5th P.M., Madison County, Iowa; thence South 00°00'00" 937.44 feet along the west line of the NW 1/4 of said Section 4; thence North 88°17'17" East 256.96 feet; thence North 00°53'02" West 331.88 feet; thence South 88°50'40" West 50.81 feet; thence North 00°00'27" East 597.44 feet to the north line of the NW 1/4 of said Section 4; thence North 89°34'15" West 201.01 feet to the point of beginning. Said tract of land contains 4.714 Acres including 0.469 Acres of public highway right of way.**

**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.

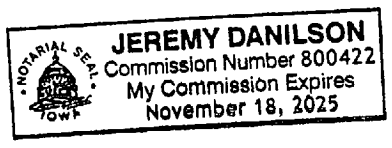
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

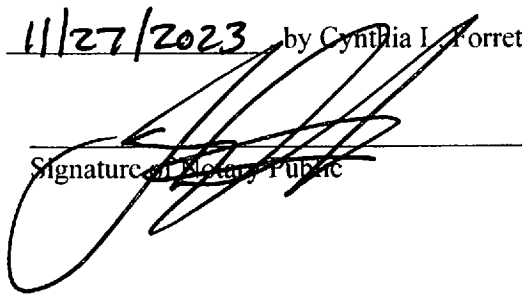
Dated: 11-22-2023

  
Cynthia L. Forrett (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 11/27/2023 by Cynthia L. Forrett.



  
Signature of Notary Public