

BK: 2023 PG: 3053
Recorded: 12/15/2023 at 8:25:26.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$95.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$60,000.00

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Kelly J. Willis, 6855 Woodland Avenue, Unit 901, West Des Moines, IA 50266

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

WARRANTY DEED

For the consideration of -----Sixty Thousand----- Dollar(s) and other valuable consideration, Edwin C. Woodruff, a Single Person, does hereby Convey to Kelly J. Willis, the following described real estate in Madison County, Iowa:

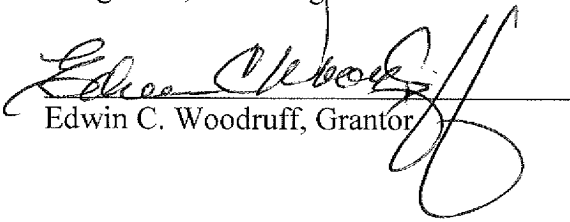
Lot 10 (Ten) of Hogue Subdivision, located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to easement for a public road along the East side thereof.

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.

Grantor does Hereby Covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

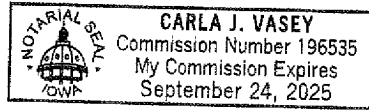
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: December 12/12/2023.


Edwin C. Woodruff, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 12, 2023 by Edwin C. Woodruff.



Carla J. Vasey
Signature of Notary Public