

BK: 2023 PG: 3178  
Recorded: 12/27/2023 at 12:09:57.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$339.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$212,500.00**

**Prepared By and**

**Return To:** Charles H. Fagen, 502 15th Street, P.O. Box 250, Dallas Center, IA 50063, Phone: (515) 992-3728

**Taxpayer:** Cole L. Lauterbach, 36124 Old Portland Road, Van Meter, IA 50261



**WARRANTY DEED**

For the consideration of One Dollar and other valuable consideration, Lance T. Lauterbach and Sherry Stiles Lauterbach, a married couple, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, do hereby Convey to Cole L. Lauterbach, as a single person, the following described real estate in Madison County, Iowa:

Parcel "F" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 15.09 acres, as shown in Plat of Survey filed in Book 2023, Page 2469 on October 6, 2023, in the Office of the Recorder of Madison County, Iowa

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.

**This deed is exempt according to Iowa Code 428A.2(11).**

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: December 27<sup>th</sup>, 2023.



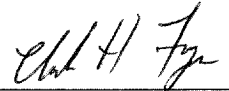
Lance T. Lauterbach, Grantor



Sherry Stiles Lauterbach, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on December 27<sup>th</sup>, 2023 by Lance T. Lauterbach and Sherry Stiles Lauterbach.



Signature of Notary Public

