



Document 2023 3185

Book 2023 Page 3185 Type 03 001 Pages 2
Date 12/27/2023 Time 1:18:01PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$759.20 ANNO
Rev Stamp# 450 DOV# 450 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$475,000⁰⁰

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (4070WBR)
Return To: Tim Beeler, 1672 330th Street, Lorimor, IA 50149
Taxpayer Information: Tim Beeler, 1672 330th Street, Lorimor, IA 50149

2131455.3

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Benjamin J. Waigand and Tara Jo Waigand, a married couple**, Convey to **Tim Beeler**, the following described real estate:

Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2008, Page 1631 on May 20, 2008, in the Office of the Recorder of Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 12/21/23

[Signature]

Benjamin J. Waigand

Tara Jo Waigand

Tara Jo Waigand

STATE OF Iowa, COUNTY OF Union) ss:

This record was acknowledged before me on December 21 2023 by **Benjamin J. Waigand and Tara Jo Waigand, a married couple.**



Staci Heaberlin Iowa
Notary Public in and for said State