

BK: 2023 PG: 367  
Recorded: 2/24/2023 at 3:05:11.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$439.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Prepared By: Katheryn J. Thorson, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309, 515.242.2400  
Taxpayer/Return to: Michael Anderson & Sara Anderson, 1325 SE Florence Drive, Waukee, IA 50263

**Warranty Deed**

For the consideration of One Dollar (\$1.00) and other valuable consideration, William J. Conner and Brenda L. Conner, husband and wife ("Grantors"), do hereby convey Michael Anderson and Sara Anderson, husband and wife ("Grantees"), the following described real estate located in Madison County, Iowa (the "Real Estate"):

Lot One (1) of Haven Crest Subdivision, located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., 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 §558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

Grantor hereby covenants with Grantee, 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. 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: 2-17, 2023.

**[Signature Page Follows]**

GRANTOR:

William J. Conner  
William J. Conner

Brenda L. Conner  
Brenda L. Conner

STATE OF IA ) SS:

COUNTY OF Warren )

This record was acknowledged before me on February 17, 2023, by William J. Conner and Brenda L. Conner, husband and wife.

John Sinclair  
NOTARY PUBLIC IN AND FOR SAID STATE



8-7-2023