

BK: 2023 PG: 398
Recorded: 2/28/2023 at 3:19:26.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: David L. Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309
Phone: 515-246-4555

Taxpayer Information: Dennis J. Modde Revocable Trust, 727 SE 28th Street, Des Moines, IA 50317

Return Document To: David L. Wetsch, 699 Walnut Street, Suite 1600, Des Moines, IA 50309

Grantors: Dennis J. Modde

Grantees: Dennis J. Modde Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
BK 2014 PG 3005; BK 2015 PG 1373



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, Dennis J. Modde, a single person, does hereby convey to Dennis J. Modde, as Trustee of the Dennis J. Modde Revocable Trust, the following described real estate in Madison County, Iowa:

This deed is exempt according to Iowa Code 428A.2(21).

Parcel "C" located in the East Half (E 1/2) of the Southwest Quarter (SW 1/4), and in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4), and in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 118.03 acres, as shown in Plat of Survey filed in Book 2014, Page 2738 on November 3, 2014, in the Office of the Recorder of Madison County, Iowa, EXCEPT Auditor's Parcel E of a Plat of Survey filed in Book 2015, Page 1060, on the 27th day of April, 2015, in the Office of the Recorder of Madison County, Iowa;

Subject to easements and restrictions of record.

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.

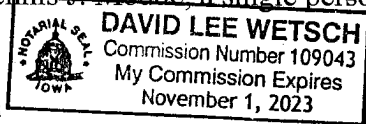
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Feb 28, 23, 2022.

Dennis J. Modde, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on Feb 28, 2023, 2022, by Dennis J. Modde, a single person.



Signature of Notary Public