

BK: 2023 PG: 580
Recorded: 3/23/2023 at 8:17:26.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$319.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$200,000.00

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-5724

Mail tax statements and return document to:
Michael Leetch and Julie Anne Leetch, 25742 338th Lane, Adel, IA 50003

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dwayne D. Scar and Diana L. Scar, a married couple**, do hereby convey unto **Michael Leetch and Julie Anne Leetch, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot One (1) of Scarlett Sunset Ridge Subdivision, located in the Northwest Quarter (¼) of Section Three (3), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 10.23 acres, as shown in Corrected Plat of Survey filed in Book 2023, Page 546 on March 16, 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.

Order No.: 808-24231/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

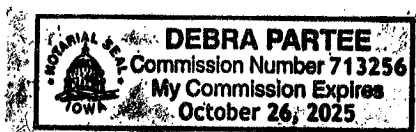
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

Dwayne D. Scar
Dwayne D. Scar
Diana L. Scar
Diana L. Scar

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on March 21 2023 by Dwayne D. Scar and Diana L. Scar, a married couple.



Debra ParTEE
Notary Public in and for said State