

BK: 2023 PG: 686
Recorded: 4/7/2023 at 1:24:45.0 PM
Pages 1
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

Return To and Prepared by: Blake E. Huser, PO Box 367, Altoona, IA 50009, Phone: 515-967-4264
Taxpayer: Bruce Drottz and Patricia Drottz, 1785 Millstream Ct, Winterset, IA 50273



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bruce Drottz and Debra Drottz, a married couple, do hereby Convey to the BDD Trust dated the 7th day of April, 2023 the following described real estate in Madison County, Iowa:

Lot Twenty-nine (29) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County.

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

The property listed remains the homestead of Bruce Drottz and Debra Drottz as Grantor and no other person has a present interest in the Trust.

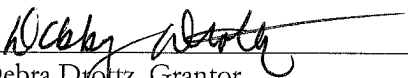
Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he has good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower 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: April 7, 2023.



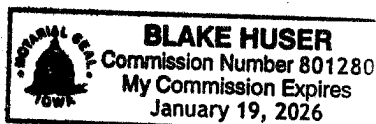
Bruce Drottz, Grantor




Debra Drottz, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on April 7, 2023, by Bruce Drottz and Debra Drottz, a married couple.





Signature of Notary Public