

BK: 2023 PG: 687
Recorded: 4/7/2023 at 1:24:46.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$591.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

370,000.00

Return To: Spencer Litt and Alison Litt, 16898 Airline Dr., Clive, IA 50326
Taxpayer: Spencer Litt and Alison Litt, 16898 Airline Dr., Clive, IA 50326
Preparer: Matthew J. Hemphill, 218 S. 9th Street, Adel, IA 50003, Phone: 51-5993-1000



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Randy D. Gamble and Julie A. Gamble, husband and wife, do hereby Convey to Spencer Litt and Alison M. Litt, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) lying South of the County Highway of Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), containing 3.04 acres as shown in Plat of Survey filed in Book 2004, Page 2960 on June 25, 2004, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), containing 9.91 acres, as shown in Plat of Survey filed in Book 2023, Page 388 on February 28, 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.

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.

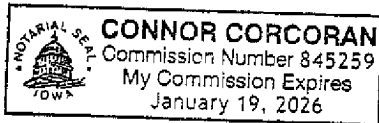
Dated: 4/3/23

Randy D. Gamble
Randy D. Gamble, Grantor

Julie A. Gamble
Julie A. Gamble, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on April 3, 2023 by
Randy D. Gamble and Julie A. Gamble.



Connor Corcoran
Signature of Notary Public