

BK: 2023 PG: 926
Recorded: 5/3/2023 at 11:04:26.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$719.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$450,000.00

This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623
Mail tax statements to:
JEREMY SELVAGE AND BRENDA SELVAGE, 0000 Hogback Bridge Road, Winterset, Iowa 50273 File #70677-22-FSB (js)

WARRANTY DEED

Legal: **A tract of land located in the Northwest Quarter($\frac{1}{4}$) of the Southeast Quarter($\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight, (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Northeast corner of the Northwest Quarter($\frac{1}{4}$) of the Southeast Quarter($\frac{1}{4}$) of said Section Twenty-seven (27), thence West along the North line of said Northwest Quarter($\frac{1}{4}$) of the Southeast Quarter($\frac{1}{4}$) of said Section Twenty-seven (27) 277.5 feet, thence continuing Southerly to a point on the South line of the Northwest Quarter($\frac{1}{4}$) of the Southeast Quarter($\frac{1}{4}$) of said Section Twenty-seven (27) which is 2,422.2 feet East of the Southwest corner of the Northeast Quarter($\frac{1}{4}$) of the Southwest Quarter($\frac{1}{4}$) of said Section Twenty-seven (27), thence East to the Southeast corner of the Northwest Quarter($\frac{1}{4}$) of the Southeast Quarter($\frac{1}{4}$) of said Section Twenty-seven (27), thence North to the point of beginning; AND the Northeast Quarter($\frac{1}{4}$) of the Southeast Quarter($\frac{1}{4}$) of said Section Twenty-seven (27); EXCEPT Parcel "A" located in the Northeast Quarter($\frac{1}{4}$) of the Southeast Quarter($\frac{1}{4}$) of said Section Twenty-seven (27), containing 5.00 acres, as shown in Corrected Plat of Survey filed in Book 2016, Page 1103 on April 29, 2016, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B" located in the North Half($\frac{1}{2}$) of the Southeast Quarter($\frac{1}{4}$) of said Section Twenty-seven (27), containing 7.74 acres, as shown in Plat of Survey filed in Book 2016, Page 1481 on May 31, 2016, and corrected in Affidavit filed in Book 2016, Page 1515 on June 2, 2016, in the Office of the Recorder of Madison County, Iowa,**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Derek M. Jansen and Jessica Jansen, a married couple**, do hereby convey the above-described real estate to **Jeremy D. Selvage and Brenda L. Selvage, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

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 this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL 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 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 relinquish 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.

<p>STATE OF <u>Colorado</u>) COUNTY OF <u>Jefferson</u>) SS:</p> <p>On this <u>25</u> day of <u>April</u>, 2023, before me the undersigned, a Notary Public in and for said State, personally appeared Derek M. Jansen and Jessica L. Jansen, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>Teresa M Brown</u> Notary Public in and for said State</p>	<p>Dated: <u>4/25/23</u>, 2023</p> <p><u>[Signature]</u> Derek M. Jansen</p> <p><u>[Signature]</u> Jessica L. Jansen</p> <div data-bbox="636 1612 1031 1764"><p>TERESA M BROWN NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20134028160 MY COMMISSION EXPIRES APR 26, 2025</p></div>
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