



Document 2024 1015

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Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Thomas A. Berry, 1818 Patricia Acres Court, Winterset, IA 50273

Taxpayer: Thomas A. Berry Revocable Trust, 1818 Patricia Acres Court, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731



SPECIAL WARRANTY DEED

Thomas A. Berry, Single, does hereby Convey to Thomas A. Berry, Trustee of Thomas A. Berry Revocable Trust, the following described real estate in Madison County, Iowa:

Lot 10 of Patricia Acres, Plat No. One (1), a subdivision of part of the Southeast Quarter (SE1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) West of the Fifth P.M., 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.

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

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: May 10, 2024



Thomas A. Berry, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 10, 2024, by Thomas A. Berry

Jerrold B. Oliver
Signature of Notary Public

