



Document 2024 1388

Book 2024 Page 1388 Type 03 001 Pages 2

Date 6/18/2024 Time 12:11:37PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$239.20

Rev Stamp# 183 DOV# 187

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$149,900⁰⁰

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)453-4678

E ✓ Mail tax statements and return document to:
Dustin T George, 145 Turner E, Truro, IA 50257

FID150297

$\frac{1}{3}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Judy L Johnson, a single person**, does hereby convey unto **Dustin T George, a single person**, the following described real estate:

Parcel "F", located on a part of Lot Five (5) of Liken's Second Addition to the Town of Truro, and located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, on part of the former Chicago, Burlington & Quincy Rail Road Company right-of-way, ALL located in the Town of Truro, Madison County, Iowa, and containing 0.225 acres, as shown in Plat of Survey filed in Book 2003, Page 3122 on May 29, 2003 in the Office of the Recorder of Madison County, Iowa.



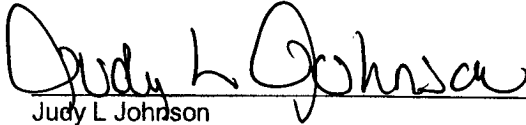
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Order No.: 808-28867/SC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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. 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.

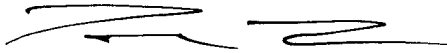

Judy L. Johnson



STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on June 17 2024 by Judy L. Johnson, a single person.


Notary Public in and for said State