



Document 2024 1450

Book 2024 Page 1450 Type 03 001 Pages 2
Date 6/21/2024 Time 1:16:26PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$156.00
Rev Stamp# 194

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$98,000⁰⁰

Warranty Deed
Type of Document

PREPARER INFORMATION: (name, address, phone number)

James S. Dougherty, 801 North Ave, PO Box 278, Norwalk, IA 50211
(515)981-5401

TAXPAYER INFORMATION: (name and mailing address)

Derek J. Bruss 3170 Scott St. Woodburn, IA 50275

RETURN DOCUMENT TO: (name and mailing address)

David E Kin, 315 E. 5th St #5, Des Moines, IA 50309

GRANTOR: (name)

Miles V. Derrick and
Janet L. Derrick

GRANTEE: (name)

Derek J. Bruss
3170 Scott St.
Woodburn, IA 50275

LEGAL DESCRIPTION: (if applicable)

See page: Book 2020 pg. 964

Document or instrument of associated documents previously recorded:
(if applicable)



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Miles V. Derrick and Janet L. Derrick, husband and wife do hereby Convey to Derek J. Gruss the following described real estate in Madison County, Iowa:

All that part of the West Half (1/2) of the East Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section fourteen (14), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, lying and being South of the main channel of Middle River, containing approximately 7.5 acres, more or less.

This Deed is given in satisfaction of the Real Estate Contracted Recorded March 31, 2020, in Book 2020, Page 964 of the Madison County, Iowa Recorder's Office.

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.

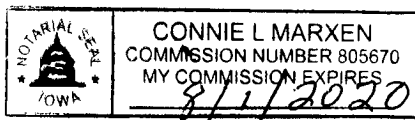
Dated: 3/27/20

Miles V. Derrick
Miles V. Derrick, Grantor

Janet L. Derrick
Janet L. Derrick, Grantor

STATE OF IOWA, COUNTY OF Union

This record was acknowledged before me on March 27, 2020, by Miles V. Derrick and Janet L. Derrick, husband and wife.



Connie L. Marxen
Signature of Notary Public