

Document 2024 1451

Book 2024 Page 1451 Type 03 001 Pages 2 Date 6/21/2024 Time 1:20:15PM

 Rec Amt \$12.00 Aud Amt \$5.00 INDX

 Rev Transfer Tax \$292.80 ANNO

 Rev Stamp# 195 DOV# 196 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$183,5000

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkway Ste 200, West Des Moines, IA 50266 5158649370

Return To and Taxpayer Information:

Blake Hutton, 202 N Cherry St., Saint Charles, IA 50240

CB 180763

2401672

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Lucus David Greenslade, aka Lucas David Greenslade, and Abigail Greenslade, a married couple, do hereby Convey to Blake Hutton the following described real estate:

A tract of land commencing at a point 334 feet North of the intersection of the North line of Main Street with the West line of Cherry Street in the Town of St. Charles, Madison County, Iowa and running thence West 107 feet, thence North 80 feet, thence East 107 feet, thence South 80 feet to the point of beginning, being a part of the West 10 acres of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-Three (23) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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 lowa 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:

Lucus David Greenslade

Abigail Greenslade

STATE OF DWG) ss:

This record was acknowledged before me on June 7th, 2024, by Lucus David Greenslade and Abigail Greenslade, a married couple.

ASHLEE FREEMAN
Commission Number 832092
My Commission Expires
May 18, 2024

Notary Public in and for said State

