

BK: 2024 PG: 1489
Recorded: 6/26/2024 at 1:55:01.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$415.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Space above for recording data

Prepared By: Joseph B. Wallace, Att'y at Law, 409 Duff, Ames, IA 50010 515-232-2501
Send Tax Statement To: Race Kelly 1101 W. Jefferson St, Winterset, IA 50273
Return Document To: Race Kelly, 1101 W. Jefferson St, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Nancy L. Kelly, an unmarried woman, (the "Grantor"), does hereby Convey to Race H. Kelly and Jacqueline Kelly, as joint tenants with full rights of survivorship, (the "Grantees"), the following described real estate in ~~Stacy~~ ^{Madison} County, Iowa:

~~A tract of land commencing at the back and corners West and 150 feet South of the Northeast Corner of the Southwest Quarter (SW 1/4) of Section Thirty Six (36) in Township Seventy six (76) North Range Twenty Eight (28) West of the 2nd PM, Madison County, Iowa, thence South 76 feet to the middle of the road, thence West 19 feet, thence North 79 feet, thence East 131 feet to the point of beginning. * See Attached Addendum for legal~~

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

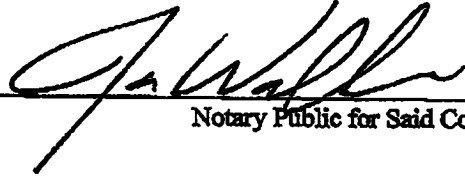
Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

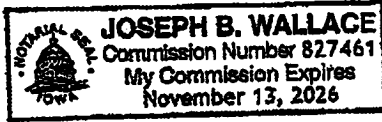
Dated the 13th day of June 2024.

Nancy L. Kelly
Nancy L. Kelly

STATE OF IOWA, COUNTY OF POLK) SS

This record was acknowledged before me on June 13, 2024, by Nancy L. Kelly.


Notary Public for Said County and State



ADDENDUM FOR LEGAL

A tract of land located in the West Half (½) of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., in the City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing 871 feet and 8 inches West and 553 feet South of the Northeast corner of the Southwest Quarter (¼) of said Section Thirty-six (36), thence South 173 feet to the middle of the road, thence West 131 feet, thence North 173 feet, thence East 131 feet to the point of beginning.
APN #: 820004700410000