

\$775,000.00

BK: 2024 PG: 1654
Recorded: 7/12/2024 at 2:12:22.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,239.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Black & Gold Trust dated May 2, 2019, 32218 Deer Trail, Adel, IA 50003
Taxpayer: Black & Gold Trust dated May 2, 2019, 32218 Deer Trail, Adel, IA 50003
Preparer: Paul M. Goldsmith, 923 1/2 Braden Avenue, P.O. Box 714, Chariton, IA 50049,
Phone: 641-774-5989



WARRANTY DEED

For the consideration of Ten Dollars and other valuable consideration, **Daniel C. Adams and Jessica Adams, husband and wife**, do hereby Convey to **Kyle J. Alliman and Megan A. Alliman, as Trustees of the Black & Gold Trust dated May 2, 2019**, the following described real estate in Madison County, Iowa:

An undivided one-fourth interest in the following described real estate:

The South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th 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.

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: July 10, 2024.

Daniel Adams
Daniel C. Adams, Grantor

Jessica R Adams
Jessica Adams, Grantor

STATE OF IOWA, COUNTY OF Marion

This record was acknowledged before me on July 10th, 2024, by Daniel C. Adams and Jessica Adams, husband and wife.



BREANNA SAMPSON
Commission Number
851154
My Commission Expires
10-2-26

Breanna Sampson
Signature of Notary Public