

**\$140,000.00**

BK: 2024 PG: 1883

Recorded: 8/5/2024 at 11:22:38.0 AM

Pages 2

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$223.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

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This instrument prepared by:

KELSI MESSER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

EDWARD N. DANIELS AND PEGGY A. DANIELS, 3155 220TH STREET, SAINT CHARLES, IA 50240

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### **WARRANTY DEED**

Legal: Lot One (1) of BARBER'S LANDING SUBDIVISION, located in the South Half (1/2) of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND located in the East Half (1/2) of the Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Three (3) Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Address: **220th St, Saint Charles, IA 50240**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kody Cramp, a single person**, hereby conveys the above-described real estate to **Edward N. Daniels and Peggy A. Daniels, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

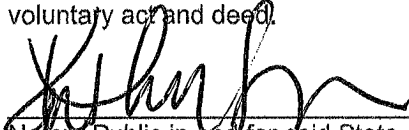
Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.


STATE OF Texas )

COUNTY OF Polk ) SS:

On this day of 8-2-24 (date),  
before me the undersigned, a Notary Public in  
and for said State, personally appeared Kody  
Cramp, a single person, to me known to be the  
identical person(s) named in and who executed  
the foregoing instrument and acknowledged that  
the person executed the same as that person's  
voluntary act and deed.

  
\_\_\_\_\_  
Notary Public in and for said State

Dated: 8-2-24, 2024

  
\_\_\_\_\_  
Kody Cramp

