

\$444,900.00

BK: 2024 PG: 1921
Recorded: 8/9/2024 at 1:06:30.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$711.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (011QI)

Return To: Alohalani K Taylor, 1016 Wildrose Lane, VAN METER, IA 50261

Taxpayer Information: Alohalani K Taylor, 1016 Wildrose Lane, VAN METER, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Randy J Armstrong and Jacquetta L Armstrong, a married couple**, do hereby Convey to **Alohalani K Taylor**, in the following described real estate:

A tract of land located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 652.05 feet South of the Northwest Corner of the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Two (2), thence continuing South 144.4 feet, thence North 81°49' East 394.3 feet; thence North 0°29' East 754.3 feet, thence South 84°52' West 190.2 feet, thence South 626.95 feet, thence South 83°56' West 208.75 feet to the point of beginning, containing 3.907 acres;

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 Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

