BK: 2024 PG: 1921

Recorded: 8/9/2024 at 1:06:30.0 PM

Pages 2

County Recording Fee: \$17.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$711.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparet: 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.

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: 8-7-24

Randy J Armstrong

Jacquetta L Armstrong

STATE OF <u>Fowa</u>) ss:

COUNTY OF <u>Madison</u>)

This record was acknowledged before me on August 7th, 2029, by Randy J Armstrong and Jacquetta L Armstrong, a married couple.



Notary Public in and for said State