



Document 2024 2094

Book 2024 Page 2094 Type 03 001 Pages 3

Date 8/28/2024 Time 1:14:32PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$479.20

Rev Stamp# 297 DOV# 292

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

Recorder's Cover Sheet

\$300,000⁰⁰

Preparer Information: John M. Bouslog, Simpson Jensen Abels Fischer & Bouslog, PC, 400 Locust Street, Suite 400, Des Moines, Iowa 50309, (515) 288-5000.

¹/₃ **Taxpayer Information:** Justin Palmer and Lauren Palmer, 2075 Hogback Bridge Road, Winterset, Iowa 50273.

^{EW} **Return Document To:** John M. Bouslog, Simpson Jensen Abels Fischer & Bouslog, PC, 400 Locust Street, Suite 400, Des Moines, Iowa 50309.

Grantors: Todd M. Renaud and Karen L. Renaud, 316 S. Clinton Street, Albia, Iowa 52531

Grantees: Justin Palmer and Lauren Palmer, 2075 Hogback Bridge Road, Winterset, Iowa 50273

Legal Description: See Page 2

Document or instrument number of previously recorded documents: none.

WARRANTY DEED

For the consideration of One Dollar(s) and other good and valuable consideration, Todd M. Renaud and Karen L. Renaud, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby Convey to Justin Palmer and Lauren Palmer, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "D" located in the SE Quarter (1/4) of the SE Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 28.47 acres, as shown in the Plat of Survey filed in Book 2018, Page 663 on March 1, 2018, in the Office of the Recorder of Madison County, Iowa.

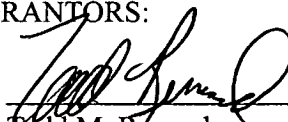


And known locally as: 000 195th Street, Winterset, Iowa 50273


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: 8/26/24.

GRANTORS:



Todd M. Renaud



Karen L. Renaud

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.

STATE OF IOWA)
) ss.
COUNTY OF Lucas)

On this 26th day of August, 2024, before me, the undersigned Notary Public, personally appeared Todd M. Renaud and Karen L. Renaud, known or identified to me to be the persons whose name is subscribed to the within instrument, and acknowledged to me that they executed the same voluntarily and of their own free will.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



[Signature]
NOTARY PUBLIC FOR IOWA

My Commission Expires 11-4-26