

BK: 2024 PG: 226  
Recorded: 1/31/2024 at 12:56:26.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$327.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (8407RE)  
**Return To:** Austin Lyons and Emily Lyons, 195 3<sup>rd</sup> Street, Waukee, IA 50263  
**Taxpayer Information:** Austin Lyons and Emily Lyons, 195 3<sup>rd</sup> Street, Waukee, IA 50263

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Robert L. Daniels and Taylor M. Daniels, a married couple**, do hereby Convey to **Austin Lyons and Emily Lyons**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**The Northeast ¼ of the Northwest ¼ of Section 9 in Township 74 North, Range 27 West of the 5th P.M., Madison County, EXCEPT Parcel "F" located therein, containing 19.91 acres, as shown in Corrected Plat of Survey filed in Book 2007, Page 765 on February 23, 2007 in the Office of the Recorder of Madison County, Iowa AND EXCEPT the South 467 feet of the West 467 feet thereof.**

**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.**

**Subject to all covenants, restrictions and easements of record.**

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.

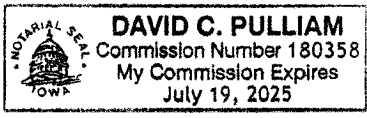
Dated: Jan 29, 2024

*Robert L. Daniels*  
Robert L. Daniels

*Taylor M. Daniels*  
Taylor M. Daniels

STATE OF Iowa )  
COUNTY OF poek ) ss:

This record was acknowledged before me on Jan 29, 2024 by Robert L. Daniels and Taylor M. Daniels, a married couple.



*David C. Pulliam*  
Notary Public in and for said State