



Document 2024 2357

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Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$191.20
Rev Stamp# 333 DOV# 327

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$120,000⁰⁰

Preparer: Taylor R. Francis, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (154370)

Return To: Matthew Bollman and Tina Bollman, 160 Turner W, TRURO, IA 50257

Taxpayer Information: Matthew Bollman and Tina Bollman, 160 Turner W, TRURO, IA 50257

Gm153902

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Andrew Brown and Anna Brown, a married couple**, do hereby Convey to **Matthew Bollman and Tina Bollman**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

The West Fifteen (15) feet of a tract of land described as beginning at a point 343 feet West of the Northeast Corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter(1/4) of Section Sixteen (16), Township Seventyfour (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 70.0 feet; thence North 86°16' East 60.0 feet; thence North 70.0 feet; thence South 86°16' West 60.0 feet to the point of beginning; AND Lot One (1) of H & K Subdivision to Truro, Madison County, Iowa, EXCEPT the East Forty-five (45) feet of the South Thirty (30) feet of said Lot One (1);

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.

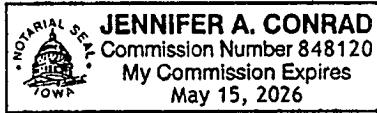
Dated: 9/9/24

Andrew Brown
Andrew Brown

Anna Brown
Anna Brown

STATE OF Iowa)
) ss:
COUNTY OF Guthrie)

This record was acknowledged before me on September 9, 2024, by Andrew Brown and Anna Brown, a married couple.



Jennifer A. Conrad Iowa
Notary Public in and for said State