

\$489,000.00

BK: 2024 PG: 2377
Recorded: 10/1/2024 at 8:21:25.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$781.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Prepared by: Aaron Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Garry T. Steffen and Monica I. Steffen, 3127 230th Street, Saint Charles, IA 50240

Grantor/Affiant: Christopher Curtis and Meredith L. Curtis

Grantee: Garry T. Steffen and Monica I. Steffen

For the consideration of One Dollar(s) and other valuable consideration, Christopher Curtis and Meredith L. Curtis, a married couple do(es) hereby Convey to Garry T. Steffen and Monica I. Steffen, a married couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

A parcel of land described as the East 75.5 feet of the South 577.5 feet of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. Said Parcel contains 0.9994 Acres including 0.0693 Acres of County Road Right of Way.

AND

A tract of land described as follows, to wit: Commencing at the Northwest Corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), thence North 86°50' East along the North line thereof 116 feet, thence South 12°06' East 751.2 feet, thence North 86°50' East 103.35 feet, thence South 174.5 feet, thence North 86°50' East 205 feet, thence South 21°15' West 191 feet, thence South 01°25' West 229.2 feet, thence South 86°50' West 507.05 feet to the Southwest corner of said Southeast Quarter (1/4) of the Southwest Quarter (1/4), thence North along the West line thereof 1,320.7 feet to the point of beginning all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, covenants and restrictions 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.

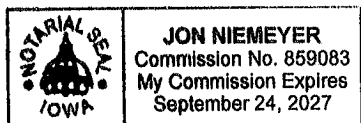
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Christopher Curtis 9-24-2024
Christopher Curtis (DATE)

Meredith L. Curtis 9-24-2024
Meredith L. Curtis (DATE)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 24th day of September, 2024, by Christopher Curtis and Meredith L. Curtis.



Jon Niemeyer
Signature of Notary Public