

\$785,000.00

BK: 2024 PG: 2561
Recorded: 10/18/2024 at 2:45:27.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,255.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Ethan S. Gwinn 2636 Settlers Trail, SAINT CHARLES, IA 50240
Taxpayer Information: Ethan S. Gwinn 2636 Settlers Trail, SAINT CHARLES, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kerry Anne Feldmann, a/k/a Kerry A. Feldmann, single person**, does hereby Convey to **Ethan S. Gwinn and Calli Gwinn, a married couple**, as joint tenants with full rights of survivorship, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Southwest Quarter (1/4) of Section Thirty (30) in Township Seventy-five (75) North, Range Twenty six (26) West of the 5th P.M., Madison County, Iowa, containing 17.00 acres, as shown in Plat of Survey filed in Book 2006, Page 5189 on December 14, 2006, in the Office of the Recorder of Madison County, Iowa.

Locally known as: 2636 Settlers Trail, SAINT CHARLES, IA 50240


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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: 10/17/24



Kerry Anne Feldmann

STATE OF Iowa COUNTY OF Dallas

This record was acknowledged before me on 17 day of October, 2024 by **Kerry Anne Feldmann, a single person.**


Notary Public in and for said State

