



Document 2024 2704

Book 2024 Page 2704 Type 03 001 Pages 3

Date 11/06/2024 Time 11:02:40AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Gary W. Purdy Revocable Trust and Janette M. Purdy Revocable Trust, 3032 Cumming Road, Van Meter, IA 50261

Return Document To: Gary W. Purdy, 3032 Cumming Road, Van Meter, IA 50261

Grantors: Gary W. Purdy and Janette M. Purdy

Grantees: Gary W. Purdy and Janette M. Purdy, Co-Trustees of the Gary W. Purdy Revocable Trust and Janette M. Purdy and Gary W. Purdy, Co-Trustees of the Janette M. Purdy Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gary W. Purdy and Janette M. Purdy, Husband and Wife, do hereby Convey an undivided one-half interest to Gary W. Purdy and Janette M. Purdy, Co-Trustees of the Gary W. Purdy Revocable Trust; and an undivided one-half interest to Janette M. Purdy and Gary W. Purdy, Co-Trustees of the Janette M. Purdy Revocable Trust, the following described real estate in Madison County, Iowa:

A parcel of land in the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the center of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence along the North line of the Southwest Quarter of said Section Twenty-eight (28), South 83°25'00" West 457.23 feet; thence South 01°10'55" West 946.85 feet; thence North 83°25'00" East 471.39 feet to the East line of said Southwest Quarter; thence along said East line North 00°19'54" East 945.05 feet to the Point of Beginning. Said Parcel contains 10.00 Acres including 0.585 acres of County Road Right of Way.

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.

This deed is exempt according to Iowa Code 428A.2(21).

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.

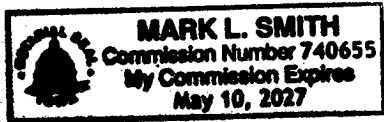
Dated: 11/6/2024

Gary W. Purdy
Gary W. Purdy, Grantor

Janette M. Purdy
Janette M. Purdy, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/6/2024 by
Gary W. Purdy and Janette M. Purdy.



Mark L. Smith
Signature of Notary Public