

\$160,000.00

BK: 2024 PG: 2731
Recorded: 11/8/2024 at 8:04:38.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$255.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Shane A. Eckelberg and Wendi M. Eckelberg, 3334 215th Lane, St. Charles, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Bradley G. Lathrop, a single person** (the "Grantor"), does hereby Convey to **Shane A. Eckelberg and Wendi M. Eckelberg, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "K", being a part of Parcel "A" located in the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 14.04 acres more or less, as shown in Plat of Survey filed in Book 2024, Page 2519 on October 15, 2024, in the Office of the Recorder of Madison County, Iowa.

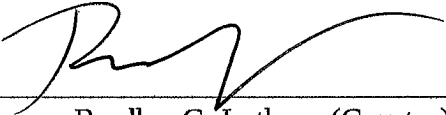
Subject to all covenants, restrictions and easements of record.

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.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

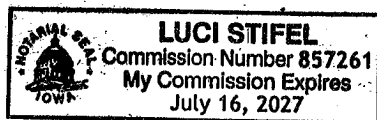
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

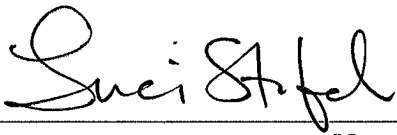
Dated the 30th day of October, 2024.


Bradley G. Lathrop (Grantor)

STATE OF IA, COUNTY OF Dallas

This record was acknowledged before me on 10/30/24, 2024, by Bradley G. Lathrop.




Notary Public