

BK: 2024 PG: 3091
Recorded: 12/20/2024 at 8:27:02.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Maggie McCann, 6701 Westown Pkwy #100, West Des Moines, IA 50266, 515-274-1450
Taxpayer: Dean R. Grewell III, 31368 312th Place, Waukee IA 50263
Preparer: Maggie McCann, 6701 Westown Pkwy #100, West Des Moines, IA 50266, 515-274-1450

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Dean R. Grewell III and Palma Cruz Grewell**, husband and wife, do hereby convey to **Dean R. Grewell III, Trustee of the Dean R. Grewell III Revocable Trust**, the following described real estate in Madison County, Iowa:

The Fractional West Half (W ½) of the Northeast Quarter (NE ¼) of Section Two (2), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

Subject to easements, covenants, and restrictions of record, if any.

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 transaction is exempt from revenue tax under Iowa Code § 428A.2(21).

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it 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, according to the context.

[Remainder of Page Left Intentionally Blank; Signature Page Follows]

Dated: December 18th, 2024.

GRANTOR:

D. R. Grewell III
Dean R. Grewell III

Palma Cruz Grewell
Palma Cruz Grewell

STATE OF IOWA; COUNTY OF Dallas;

This record was acknowledged before me on December 18th, 2024, by
Dean R. Grewell III and Palma Cruz Grewell, husband and wife.

Nancy L. Thornton
Signature of Notary Public

