



Document 2024 719

Book 2024 Page 719 Type 03 001 Pages 3

Date 4/05/2024 Time 11:55:40AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$807.20

Rev Stamp# 92 DOV# 95

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$504,800

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,
Phone: 515-223-6000

$\frac{1}{3}$

Taxpayer Information: Joshua Lincoln, 223 West Lane Street, Winterset, IA 50273

Return Document To: Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa
50265

Grantors: SETTLERS TRAIL, L.L.C.

Grantees: Joshua Lincoln


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, **SETTLERS TRAIL, L.L.C.**, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Joshua Lincoln, as a single person, the following described real estate in Madison County, Iowa:

The East Half (½) of the Southeast Quarter (¼) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "A" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Seven (7), containing 3.205 acres, as shown in Plat of Survey filed in Book 3, Page 566 on May 3, 2000, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "G" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) and the Southeast Quarter (¼) of the Southeast Quarter (¼) of said Section Seven (7), containing 13.68 acres, as shown in Plat of Survey filed in Book 2018, Page 598 on February 26, 2018, in the Office of the Recorder of Madison County, Iowa. 

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.

Subject to easements, restrictions and encumbrances of record.

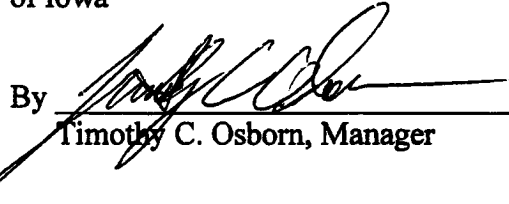
The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; 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.

SIGNATURE PAGE FOLLOWING

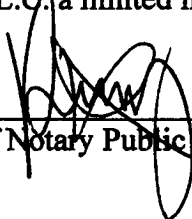
Dated: March 22, 2024.

SETTLERS TRAIL, L.L.C., a limited liability company organized and existing under the laws of Iowa

By 
Timothy C. Osborn, Manager

STATE OF TEXAS, COUNTY OF Harris

This record was acknowledged before me on March 22, 2024, by Timothy C. Osborn, as Manager, of SETTLERS TRAIL, L.L.C. a limited liability company organized and existing under the laws of Iowa.


Signature of Notary Public

