



Document 2024 746

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Date 4/10/2024 Time 9:22:04AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by and return to:

Thomas J. Houser, Dentons Davis Brown, 4201 Westown Pkwy, Suite 300, West Des Moines, IA 50309; ph. 515-288-2500
Send tax stmts to: Ann T. Doyle Trust, c/o 4026 Amick Ave., Des Moines, Iowa 50310

WARRANTY DEED

For good and valuable consideration, **JUSTIN CHARLES DOYLE and ANN THERESE DOYLE, husband and wife**, hereby convey to **Justin C. Doyle and Ann T. Doyle, as trustees of the ANN T. DOYLE TRUST**, dated March 29, 2024, the following described real estate located in Madison County, Iowa:

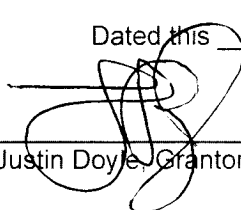
The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

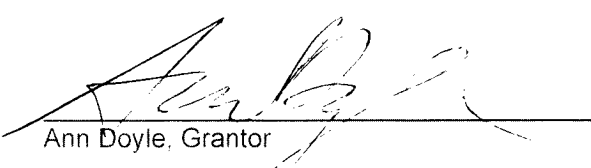
EXCEPT a tract of land located therein, containing 4.2022 acres, more particularly described as follows, to-wit: Commencing at the Northwest corner of said Section Twenty-three (23), thence South 00°00' 571.80 feet along the West line of the Northwest Quarter (1/4) of said Section Twenty-three (23) to the point of beginning, thence North 87°21' East 218.27 feet, thence South 03°48' East 756.75 feet, thence South 89°05' West 268.22 feet along the South line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23), thence North 00°00' 749.29 feet along the West line of the Northwest Quarter (1/4) of said Section Twenty-three (23) to the point of beginning.

*Value less than \$500. Exempt from transfer tax and Declaration of Value.
See 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 this 10 day of April, 2024.


Justin Doyle, Grantor


Ann Doyle, Grantor

Madison

State of Iowa, County of ~~Polk~~, ss:

This record was acknowledged before me this 10 day of April, 2024, by **JUSTIN CHARLES DOYLE and ANN THERESE DOYLE, husband and wife.**



Kim Leonard

Notary Public in and for the State of Iowa