



Document 2025 1013

Book 2025 Page 1013 Type 03 001 Pages 2  
 Date 4/29/2025 Time 12:14:09PM  
 Rec Amt \$12.00 Aud Amt \$5.00 INDX  
 Rev Transfer Tax \$545.60 ANNO  
 Rev Stamp# 137 DOV# 136 SCAN  
 BRANDY MACUMBER, COUNTY RECORDER CHEK  
 MADISON COUNTY IOWA

\$341,250.00

This instrument prepared by:

ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

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Return document to and mail tax statements to:

MELISSA MERRITT AND ROCKY MERRITT, 410 NW Hayes St, Greenfield, IA 50849

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## WARRANTY DEED

Legal: **All that part of the Southeast Quarter (¼) of the Northeast Quarter (¼) of the Southwest Quarter (¼) and the South Half (½) of the Northwest Quarter (¼) of the Southeast Quarter (¼) and the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, lying North and East of the middle channel of the river.**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David J. Elgin and Gayle S. Elgin, a married couple**, hereby conveys the above-described real estate to **Melissa Merritt and Rocky Merritt, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

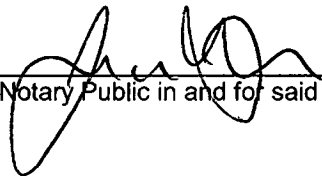
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa )

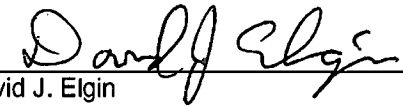
) SS:

COUNTY OF Polk )

On this day of 4/17/2025 (date),  
before me the undersigned, a Notary Public in  
and for said State, personally appeared David J.  
Elgin and Gayle S. Elgin, a married couple, to me  
known to be the identical person(s) named in and  
who executed the foregoing instrument and  
acknowledged that the person executed the  
same as that person's voluntary act and deed.

  
Notary Public in and for said State

Dated: April 17, 2025

  
David J. Elgin

  
Gayle S. Elgin

