

\$100,000.00

BK: 2025 PG: 1350
Recorded: 6/2/2025 at 1:19:30.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$159.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309, Tel: (515) 246-4555

Taxpayer Information: Mary E. Austin Revocable Trust, 2423 Willow Bend, St. Charles, IA 50240

Return Document To: Mary E. Austin Revocable Trust, 2423 Willow Bend, St. Charles, IA 50240

Grantors: Steven Green and Dee Ann Green

Grantee: Mary E. Austin Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:
BK 126 PG 481



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **Steven Green and Dee Ann Green**, husband and wife, do hereby Convey to **Mary E. Austin, Trustee of the Mary E. Austin Revocable Trust**, the following described real estate in **Madison County, Iowa**:

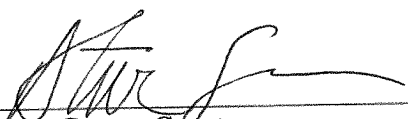
A parcel of land located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 23.9639 acres, as shown in Plat of Survey attached to the Real Estate Contract filed in Deed Record 106, Page 712 on June 28, 1977, in the Office of the Recorder of Madison County, Iowa.

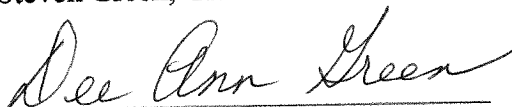
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

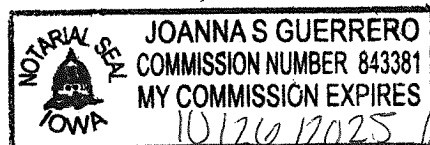
Dated: May 30, 2025.

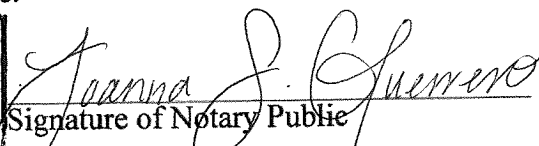

Steven Green, Grantor


Dee Ann Green, Grantor

STATE OF IOWA, COUNTY OF Polk ss:

This record was acknowledged before me on May 30th 2025, 2025, by Steven Green and Dee Ann Green, husband and wife.




Signature of Notary Public