

\$41985.00

BK: 2025 PG: 1354

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Pages 3

County Recording Fee: \$22.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$25.00

Revenue Tax: \$66.40

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

WARRANTY DEED

Recorder's Cover Sheet

Preparer Information: Amelia S. Mapes
Belin McCormick, P.C.
666 Walnut Street, Suite 2000
Des Moines, IA 50309-3989
Phone 515-283-4649

Taxpayer Information: Samuel D. Mapes
Amelia S. Mapes
1895 Highway 169
Winterset, Iowa 50273

Return Document To: Samuel D. Mapes
Amelia S. Mapes
1895 Highway 169
Winterset, Iowa 50273

Grantors:

Randall W. Bruett
Kimberly K. Casper-Bruett

Grantees:

Samuel D. Mapes
Amelia S. Mapes

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Randall W. Bruett and Kimberly K. Casper-Bruett, a married couple, do hereby Convey and Warrant to Samuel D. Mapes and Amelia S. Mapes, a married couple, as joint tenants with full right of survivorship, the following described real estate in Madison County, Iowa:

Parcel "E" located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.11 acres, as shown in Corrected Plat of Survey filed in Book 2025, Page 767 on April 2, 2025, in the Office of the Recorder of Madison County, Iowa.

Subject to easements, covenants, and restrictions of record.

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.

The Grantors hereby covenant with Grantees, and successors in interest, that they 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 stated above; and they 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.

Dated this 23rd day of May, 2025.

[One (1) Signature Page Follows]

Signature Page – Warranty Deed

By: Randall W. Bruett
Randall W. Bruett

By: Kimberly K. Casper-Bruett
Kimberly K. Casper-Bruett

STATE OF IOWA)
)SS:
COUNTY OF Madison)

This record was acknowledged before me on this 23rd day of May, 2025, by Randall W. Bruett and Kimberly K. Casper-Bruett, a married couple.

Michael A. Lloyd
Signature of Notary Public

