

BK: 2025 PG: 1540
Recorded: 6/17/2025 at 1:41:40.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Dennis L. Estell Revocable Trust, 3347 200th Avenue, Prole, Iowa 50229
Taxpayer: Dennis L. Estell, Trustee of the Dennis L. Estell Revocable Trust, 3347 200th Avenue, Prole, Iowa 50229
Preparer: Julie Vyskocil, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266,
Tel: (515) 271-5909



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Dennis L. Estell, does hereby Convey to Dennis L. Estell, Trustee of Dennis L. Estell Revocable Trust, the following described real estate in Madison County, Iowa:

Lot 2 and 3 of Estell Rural Estates Sub-District, a subdivision of the SE 1/4 of the SW 1/4 of Section 24, Township 76 North, Range 26 West of the 5th P.M.,
Madison County, Iowa

AND

The NE 1/4 of the SW 1/4 of Section 24, Township 76 North, Range 26 West of the 5th P.M., 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.

This deed is exempt according to 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.

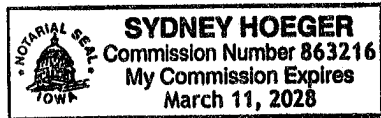
Dated: 6-7-25.

Dennis L. Estell

Dennis L. Estell, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on 6-7-2025 by
Dennis L. Estell.



Sydney Hoeger
Signature of Notary Public