



Document 2025 1606

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Rev Transfer Tax \$1.199.20 ANNO  
Rev Stamp# 225 DOV# 219 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$750,000<sup>00</sup>

**Preparer:** Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (328SR)

**Return To:** Lee Hegdahl and Marla Hegdahl, 2176 148th Street, Winterset, IA 50273

**Taxpayer Information:** Lee Hegdahl and Marla Hegdahl, 2176 148th Street, Winterset, IA 50273

PE6162858MDK

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Garen Palmer and Carolyn Palmer, a married couple**, Convey(s) to **Lee Hegdahl and Marla Hegdahl**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Lot Nine (9) of Limestone Estates located in the West Half (½) of the Southeast Quarter (¼) of Section Twenty-Five (25), Township Seventy-Seven (77) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa.**

**AND**

**Lot Ten (10) of Limestone Estates located in the West Half (½) of the Southeast Quarter (¼) of Section Twenty-Five (25), Township Seventy-Seven (77) North, Range Twenty-Eight (28) West of the 5th P.M., Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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.

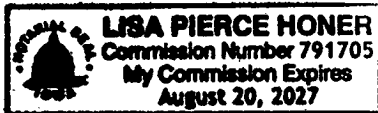
Dated: 6-13-25

Garen Palmer  
Garen Palmer

Carolyn Palmer  
Carolyn Palmer

STATE OF Iowa, COUNTY OF Polk ) ss:

This record was acknowledged before me on 6-13 2025 by **Garen Palmer**  
and **Carolyn Palmer**, a married couple.



[Signature]  
Notary Public in and for said State