

\$260,000.00

BK: 2025 PG: 289

Recorded: 1/31/2025 at 11:02:43.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$415.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (3285ROGI)

Return To: Andrew Rohwer, ~~3439 Valleyview Trail, Prole, IA 50229~~ 901 SE 3rd St, Ankeny, IA 50021

Taxpayer Information: Andrew Rohwer, ~~3439 Valleyview Trail, Prole, IA 50229~~ 901 SE 3rd St, Ankeny, IA 50021

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Keith J. Shoemaker and Jennifer M. Shoemaker, a married couple**, do hereby Convey to **Andrew Rohwer and Mallory Rohwer, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Parcel "F", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 16.79 acres, more or less, as shown in Plat of Survey filed in Book 2021, Page 3136 on July 28, 2021 in the Office of the Recorder of Madison County, Iowa;

Subject to all covenants, restrictions and easements 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.

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

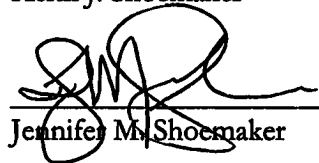
estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors covenant to warrant and defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, 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: 1-30-2025



Keith J. Shoemaker




Jennifer M. Shoemaker

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on January 30, 2025, by
Keith J. Shoemaker and Jennifer M. Shoemaker, a married couple.



Keaton Pulver
Commission No. 801295
My Commission Expires
September 29, 2026



Notary Public in and for said State