



Document 2025 643

Book 2025 Page 643 Type 03 001 Pages 3

Date 3/18/2025 Time 1:42:01PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$1,199.20

Rev Stamp# 88 DOV# 91

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$750,000.00

### WARRANTY DEED

**Preparer Information:**

IA 50266, 515-661-6380

Dustin Smith, 5550 Wild Rose Lane, Ste. 400, West Des Moines,

<sup>1</sup>/<sub>3</sub>

**Taxpayer Information:**

Road, Van Meter, Iowa 50261

Paul Mitchell & Kathleen McGreal-Mitchell, 3025 Cumming

<sup>1</sup>/<sub>3</sub>

**Return Document to:**

Road, Van Meter, Iowa 50261

Paul Mitchell & Kathleen McGreal-Mitchell, 3025 Cumming

**Grantors:**

Chris Bertelson and Laura  
Bertelson, wife and husband,

**Grantee:**

Paul Mitchell & Kathleen McGreal-  
Mitchell, husband and wife

**Legal Description:**

See page 2

## WARRANTY DEED

For the consideration of One (\$1.00)  
Dollar(s) and other valuable consideration,  
Chris Bertelson and Laura Bertelson, husband and wife,  
do hereby Convey to  
Paul Mitchell and Kathleen McGreal-Mitchell, husband and wife, as joint tenants with  
full rights of survivorship and not as tenants in common  
the following described real estate in Madison County, Iowa:

Parcel "F" located in the Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 5.761 acres, as shown in Plat of Survey filed in Book 2022, Page 3334, on November 17, 2022 in the Office of Madison County, Iowa, *and corrected by Affidavit filed in Book 2025, Page 340.*

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.

Subject to easements, covenants and restrictions of record.

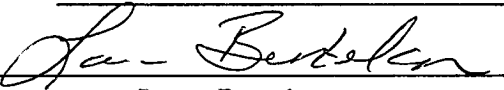
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; 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.

<<REST OF PAGE INTENTIONALLY LEFT BLANK>>

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.

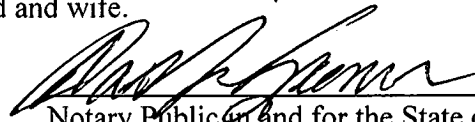
Dated: March 11, 2025

  
Grantor: Chris Bertelson

  
Grantor: Laura Bertelson

State of Iowa )  
                          )  
County of Polk)

This instrument was acknowledged before me on March 11, 2025  
by Chris Bertelson and Laura Bertelson, husband and wife.

  
Notary Public in and for the State of Iowa

