

\$36,000.00

BK: 2025 PG: 956  
Recorded: 4/23/2025 at 9:11:24.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$56.80  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Taxpayer:** Heartland Co-op, 13733 University Ave., Clive, IA 50325  
**Preparer/Return to:** Kathleen K. Law, 700 Walnut, Suite 1300, Des Moines, IA 50309, Phone: 515-283-3116



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Nelson E. Thornton and Mariann Thornton**, husband and wife, does hereby Convey to Heartland Co-op, an Iowa cooperative, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Northeast Quarter (¼) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.82 acres, as shown in Plat of Survey filed in Book 2025, Page 718 on March 26, 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.*

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: 4/21/2025, 2025.

Nelson E. Thornton  
Nelson E. Thornton

Mariann Thornton  
Mariann Thornton

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 4/21/2025,  
2025 by Nelson E. Thornton and Mariann Thornton, husband and wife.

Neal Tapken  
Signature of Notary Public



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