



Document 2025 979

Book 2025 Page 979 Type 03 001 Pages 2

Date 4/25/2025 Time 3:44:28PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$479.20

ANNO

Rev Stamp# 133 DOV# 134

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$300,000.00

Prepared by: Steven M. Porto, 8450 Hickman Road., Suite 21, Clive, IA 50325, 515-225-1503

Address Tax Statement and Return to: Kyle and Dawn Lauer, 2238 Kippy Lane, Winterset, IA 50273

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WARRANTY DEED

For the consideration of ten dollars (\$10.00) and other valuable consideration, **Joel VanderMeide and Alex VanderMeide, Husband and Wife (Grantors)**, do hereby convey to **Kyle Lauer and Dawn Lauer (Grantees)**, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 39.2247 acres, **EXCEPT** a tract of land located therein and containing 5.0047 acres; all as shown in Boundary Retracement Survey filed in Book 2018, Page 2762 on August 24, 2018 in the Office of the Recorder of Madison County, Iowa.



Subject to easements, restrictions, and covenants of record, if any.

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 requirement to submit a groundwater hazard statement.

Grantors do hereby covenant with Grantee, 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 shares 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.

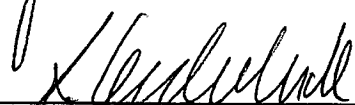
Dated: 4/22/2025

GRANTORS:

JOEL VANDERMEIDE AND ALEX
VANDERMEIDE, husband and wife




Joel VanderMeide



Alex VanderMeide

STATE OF IOWA, COUNTY OF POLK:

On this 22nd day of APRIL, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Joel VanderMeide and Alex VanderMeide, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



Steven M. Porto
Notary Public in and for the State of Iowa

