

BK: 2023 PG: 1964
Recorded: 8/21/2023 at 1:08:32.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$383.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

David A. Koch
Jean A. Koch
1421 – 120th Street
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:
Philip E. McCleary

Grantees:
David A. Koch
Jean A. Koch

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$240,000.00 and no/100ths----- Dollars and other valuable consideration, **PHILIP E. McCLEARY and MARY LOU McCLEARY, husband and wife**, do hereby convey to **DAVID A. KOCH and JEAN A. KOCH, 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:

An undivided one-third interest in and to:

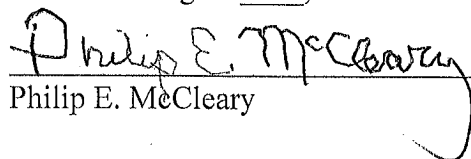
The East One-half (E½) of the Southwest Quarter (¼) of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B", located in the South Half (½) of the Southwest Quarter (¼) of said Section Eleven (11), containing 6.64 acres, more or less, as shown in Amended Plat of Survey filed in Book 3, Page 268 on June 10, 1998, in the Office of the Recorder of Madison County, Iowa.

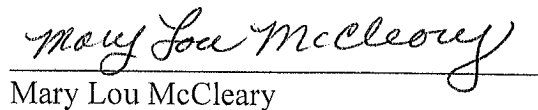
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

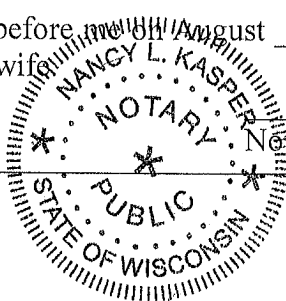
Dated: August 8, 2023.

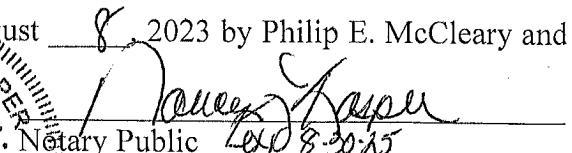

Philip E. McCleary


Mary Lou McCleary

STATE OF WISCONSIN, COUNTY OF BARRON ss:

This record was acknowledged before me on August 8, 2023 by Philip E. McCleary and Mary Lou McCleary, husband and wife.




Notary Public