

BK: 2023 PG: 2414
Recorded: 10/2/2023 at 8:42:08.0 AM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$426.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$267,000.00

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Brandon T Houser and Emilee R Houser, 101 Austin Boulevard, Saint Charles, IA 50240

WARRANTY DEED

Handwritten signature: P2302434

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Scott Collier, a single person, and Darla Collier, a single person** (the "Grantors"), do hereby convey to **Brandon T Houser and Emilee R Houser, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) in Half Block Three (3) of SOWDERS ADDITION to the Town of St. Charles, Madison County, Iowa. AND All that part of vacated Austin Boulevard lying immediately East of said Half Block Three (3) of Sowders Addition to the Town of St. Charles, Madison County, Iowa.

AND

Parcel "K" located in the Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-four (24); thence North 85°20'50" East 123.57 feet along the South line of said Southeast Quarter (¼) of the Northwest Quarter (¼); thence North 34°33'01" West 164.28 feet; thence North 39°24'24" West 47.20 feet to a point on the West line of said Southeast Quarter (¼) of the Northwest Quarter (¼); thence South 00°00'00" East 187.78 feet along said West line to the Point of Beginning, containing 0.265 acres.

AND

A tract of land located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-four (24), City of St. Charles, Madison County, Iowa, more particularly described as follows, to-wit: A tract of land lying directly South of Lots One (1) and Two (2) in Half Block Three (3) of Sowders Addition to the Town of St. Charles, Madison County, Iowa, eight rods wide East and West running South to the South line of the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-four (24).

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 Grantors 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 the 26 day of September, 2023.

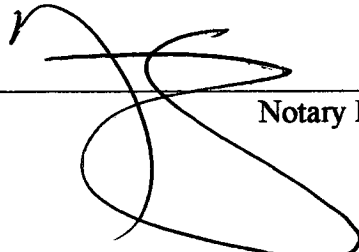


Scott Collier (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on September 26, 2023, by Scott Collier.



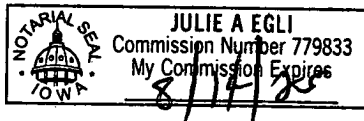


Notary Public

Darla J. Collier
Darla Collier (Grantor)

STATE OF Iowa COUNTY OF Madison

This record was acknowledged before me on September 26, 2023, by Darla Collier.



[Signature]
Notary Public