

\$212,500.00

BK: 2023 PG: 2687
Recorded: 10/31/2023 at 1:25:03.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$339.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273,
Phone: (515) 462-3731

Taxpayer Information: Lance T. Lauterbach, 35448 Old Portland Rd, Van Meter, IA 50261
and Sherry Stiles Lauterbach, 35448 Old Portland Rd, Van Meter, IA 50261

Return Document To: Lance T. Lauterbach, 35448 Old Portland Rd, Van Meter, IA 50261

Grantors: Renee Heckman

Grantees: Lance T. Lauterbach and Sherry Stiles Lauterbach

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Twelve Thousand Five Hundred Dollars (\$212,500.00) and other valuable consideration, Renee Heckman, a single individual, does hereby Convey to Lance T. Lauterbach and Sherry Stiles Lauterbach, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

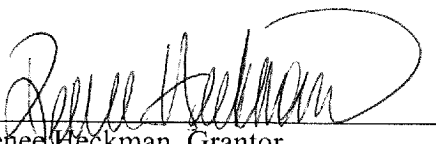
Parcel "F" located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 15.09 acres, as shown in Plat of Survey filed in Book 2023, Page 2469 on October 6, 2023, 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.

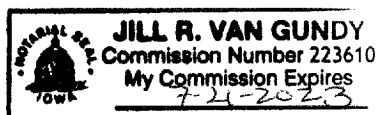
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: October 31, 2023.


Renee Heckman, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on October 31, 2023 by Renee Heckman.




Signature of Notary Public