



Document 2023 277

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Date 2/15/2023 Time 11:46:48AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$824.80

Rev Stamp# 32 DOV# 33

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$515,840.64

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4607

Mail tax statements and return document to:

IPE1031 REV472, LLC, 2726 SE 11th Street, West Des Moines , IA 50265

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Douglas A. Sawyers and Ann M. Sawyers, a married couple**, do hereby convey unto **IPE1031 REV472, LLC, a limited liability company**, the following described real estate:

Parcel "D" located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 47.04 acres, as shown in Plat of Survey filed in Book 2002, Page 3304 on November 15, 2022, in the Office of the Recorder of Madison County, Iowa.

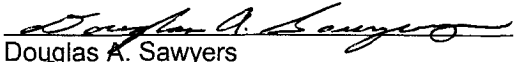
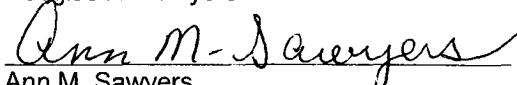
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Order No.: 808-24050/BK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

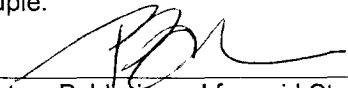
Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.


Douglas A. Sawyers

Ann M. Sawyers

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on February 8 2023 by Douglas A. Sawyers and Ann M. Sawyers, a married couple.


Notary Public in and for said State

