

\$40,000.00

BK: 2023 PG: 2854
Recorded: 11/20/2023 at 11:05:33.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$63.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, Phone: (515) 274-1450

Taxpayer Information: Donny Herman, 14401 Wildwood Dr., Clive, IA 50325

Return Document To: Donny Herman, 14401 Wildwood Dr., Clive, IA 50325

Grantors: Lillie G. Herman

Grantees: Donny Herman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Lillie G. Herman, a single person, does hereby Convey to Donny Herman, a single person, all of her right, title and interest in and to the following described real estate in Madison County, Iowa:

Lot Seven (7) of Rolling Acres subdivision located in the Northeast Quarter (¼) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT the South ½ of Lot Seven (7) of Rolling Acres Subdivision located in the Northeast Quarter (¼) of Section Thirteen (13), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County EXCEPT a part of said Lot Seven (7) described as commencing at a point 186 feet South of the Northeast corner of Section Thirteen (13), said point being the Northeast corner of said Lot Seven (7), thence South 85°00' West 395.56 feet along the North line of said Lot Seven (7), thence South 26.30 feet along the West line of said Lot Seven (7), thence North 85°32' East 395.25 feet, thence North 30 feet along the section line to the point of beginning.

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: 11/1/23


Lillie G. Herman, Grantor

STATE OF AZ, COUNTY OF Maricopa

This record was acknowledged before me on November 1st 2023 by Lillie G. Herman.


Signature of Notary Public

