



Document 2023 286

Book 2023 Page 286 Type 03 001 Pages 4

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Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$719.20

Rev Stamp# 33

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 449,678

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Jason C. Ayers, 35076 Burgundy Circle, Waukee, IA 50263

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Thomas M. Egli and Patricia A. Egli

Grantees: Jason C. Ayers

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Four Hundred Forty-Nine Thousand Six Hundred Seventy-Eight Dollar(s) and other valuable consideration, Thomas M. Egli and Patricia A. Egli, husband and wife, do hereby Convey to Jason C. Ayers the following described real estate in Madison County, Iowa:

See attached legal

This deed is in fulfilment of Real Estate Contract dated November 10, 2022, and recorded November 15, 2022, in Book 2022, Page 3307 of the Recorder's Office 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.

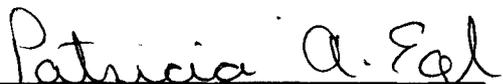
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 2-4-2023.



Thomas M. Egli, Grantor

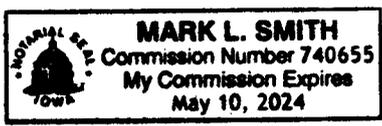


Patricia A. Egli, Grantor

TATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 2/4/2023 by Thomas M. Egli and Patricia M. Egli.

Mark L. Smith
Signature of Notary Public



LEGAL DESCRIPTION:

The Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.78 acres, as shown in Retracement Survey filed in Book 2022, Page 2867 on October 3, 2022, in the Office of the Recorder of Madison County, Iowa, EXCEPT the North Five (5) acres thereof; AND EXCEPT Parcel "T", located therein, containing 1.474 acres, AND EXCEPT Parcel "U", located therein, containing 1.526 acres; both parcels as shown in Plat of Survey filed in Book 2006, Page 1266 on March 31, 2006, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "AA" located therein, containing 2.50 acres, as shown in Plat of Survey filed in Book 2022, Page 2703 on September 13, 2022, in the Office of the Recorder of Madison County, Iowa.

