

BK: 2023 PG: 3040
Recorded: 12/13/2023 at 3:09:23.0 PM
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County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$255.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: Paul F. Marshall, 1890 Hogback Bridge Rd., Winterset, Iowa 50273

WARRANTY DEED

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Carolyn Camp, a single person, does hereby Convey to Paul F. Marshall and Emily J. Marshall, 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:

Approximately 3 1/2 acres (not less than 3 acres) including cabin site and fireplace in the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14) which lies Southeast of a line commencing at a point one rod East of the Southwest corner thereof and running in a straight line to a point one rod West of the Northeast corner of said 40 Acre tract, excepting therefrom about 3 1/2 Acres lying North of the public highway, in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

ALSO DESCRIBED AS:

A tract of land in the SE corner thereof described as: Commencing at the SE corner of the SW 1/4 of the SW 1/4; thence West along the section line 323 feet; thence North 110 feet; thence Easterly 250 feet; thence North 380 feet; thence East 73 feet; thence South 490 feet to the point of beginning in Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

AND

All that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, which lies east of the right of way granted to the Chicago, Rock Island and Pacific Railroad Company, except about Six and one-half (6 1/2) acres in the Northeast corner thereof lying North and East of the public highway; and except a tract of land in the Southeast corner thereof described as: Commencing at the Southeast corner

of the Southwest Quarter (1/4) of the Southwest Quarter (1/4); thence West along the section line 323 feet; thence North 110 feet; thence Easterly 250 feet; thence North 380 feet; thence East 73 feet; thence South 490 feet 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:

12/11/23.



Carolyn Camp (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 12/11/2023 by Carolyn Camp.



Signature of Notary Public

