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Document 2023 3112

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Date 12/20/2023 Time 1:05:48PM

Rec Amt \$12 00 Aud Amt \$5.00

INDX✓

Rev Transfer Tax \$237.60

ANNO✓

Rev Stamp# 440 DOV# 440

SCAN✓

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$149,000.00

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)453-4678

E✓

Mail tax statements and return document to:

Andrew Leo Petersen, 315 E North St, Truro, IA 50257

F10145355

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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Daniel D Cunningham, a single person**, does hereby convey unto **Andrew Leo Petersen**, the following described real estate:

Lot Four (4) in Block One (1) of the Original Town of Truro, formerly known as Ego, 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.: 808-27586/SC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

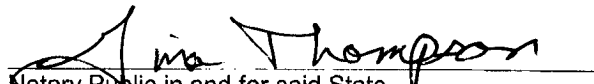
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Daniel D Cunningham

STATE OF Iowa)
COUNTY OF Warren) SS:

This instrument was acknowledged before me on December 14, 2023 by Daniel D Cunningham, a single person.




Notary Public in and for said State