



Document 2024 1037

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Rec Amt \$17.00 Aud Amt \$10.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**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: Becky Knight Realty, LLC, 3320 Peru Road, Truro, IA 50257

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

Grantors: Gary Knight and Rebecca Knight

Grantees: Becky Knight Realty, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, from Gary Knight and Rebecca Knight, husband and wife, does hereby Convey to Becky Knight Realty, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

As to an undivided one-half interest: The Southwest Quarter (¼) of the Southeast Quarter (¼) of Section Three (3); AND the Northeast Quarter (¼) of Section Ten (10); ALL in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

As to an undivided one-half interest: The Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Ten (10), and the South 24 rods of the East 33 1/3 rods of the Southeast Quarter ¼ of the Southwest Quarter ¼ of Section Three (3); ALL in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

AND

As to an undivided one-half interest: The Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

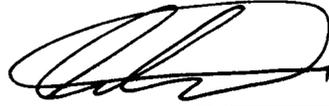
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 428A.2(21).

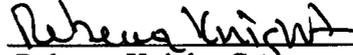
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 5-10-2024.



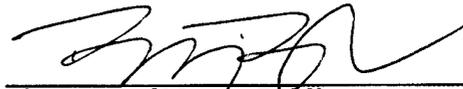
Gary Knight, Grantor



Rebecca Knight, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on MAY 10, 2024 by
Gary Knight and Rebecca Knight.



Signature of Notary Public

