

**\$431,880.00**

BK: 2024 PG: 1229  
Recorded: 6/4/2024 at 12:36:07.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$16.19  
Combined Fee: \$33.19  
Revenue Tax: \$690.40  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)  
Recorder's Cover Sheet**

**Preparer Information:**

Kayla L. Sproul  
801 Grand Avenue, Suite 3700  
Des Moines, IA 50309-8004  
Phone: (515) 243-4191

**Taxpayer Information:**

Steve and LuAnn Gillotti Revocable Trust  
U/A/D January 18, 2000  
R. Steve Gillotti and LuAnn Gillotti, Co-Trustees  
1709 S 42<sup>nd</sup> Street  
West Des Moines, IA 50265  
Phone: (515) 249-5006

**Return Document To:**

Steve and LuAnn Gillotti Revocable Trust  
U/A/D January 18, 2000  
R. Steve Gillotti and LuAnn Gillotti, Co-Trustees  
1709 S 42<sup>nd</sup> Street  
West Des Moines, IA 50265  
Phone: (515) 249-5006

**Grantors:** F & S Associates, Inc.

**Grantees:** Steve and LuAnn Gillotti Revocable Trust U/A/D January 18, 2000

**Legal Description:** See Page 2



**WARRANTY DEED  
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of One Dollar(s) and other valuable consideration, F & S Associates, Inc., a corporation organized and existing under the laws of Iowa, does hereby convey to R. Steve Gillotti and LuAnn Gillotti, or their successors, as Co-Trustees of the Steve and LuAnn Gillotti Revocable Trust U/A/D January 18, 2000, the following described real estate in Madison County, Iowa:

The Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Thirty-six (36), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, otherwise known as Farm M2, Parcel No. 1500233688000000.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

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.

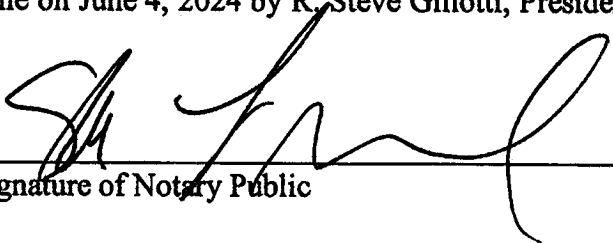
F & S Associates, Inc., an Iowa corporation

Dated June 4, 2024

By   
R. Steve Gillotti, President

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on June 4, 2024 by R. Steve Gillotti, President of F & S Associates, Inc., an Iowa corporation.

  
Signature of Notary Public

