

\$1,,000.00

BK: 2024 PG: 1315
Recorded: 6/11/2024 at 3:00:46.0 PM
Pages 3
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$1,839.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Donald L. Schild and Patrick J. Mahaffey, 833 Broad Street, PO Box 268, Grinnell, IA 50112, Phone: 641-236-6506

Taxpayer Information: Roger Sapper, 29931 115th Street, Garden Grove, IA 50103

Return Document To: Roger Sapper, 29931 115th Street, Garden Grove, IA 50103

Grantors: Daniel J. Boyer and C. Jean Pendleton

Grantees: Roger Sapper

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, Daniel J. Boyer and C. Jean Pendleton, husband and wife, do hereby Convey to Roger Sapper, the following described real estate in Madison County, Iowa:

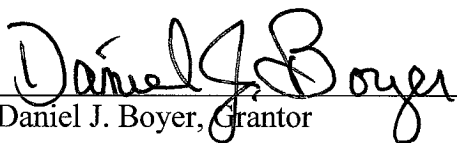
Parcel "F" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the East Half (1/2) of the Southeast Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND in the South Half (1/2) of the Northwest Fractional Quarter (1/4) and the Southwest Fractional Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 195.500 acres, as shown in Amended Plat of Survey filed in Book 2003, Page 832 on February 14, 2003, in the Office of the Recorder 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: 6-4-2024.


Daniel J. Boyer, Grantor


C. Jean Pendleton, Grantor

STATE OF Iowa, COUNTY OF Poweshiek

This record was acknowledged before me on June 4, 2024 by Daniel J. Boyer and C. Jean Pendleton.

Gailanne T. Dill
Signature of Notary Public

