



Document 2024 1523

Book 2024 Page 1523 Type 03 001 Pages 3
Date 6/28/2024 Time 10:59:09AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$615.20
Rev Stamp# 207 DOV# 208
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 385,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone: 5154623731

¹/₁ **Taxpayer Information:** Jason Ayers, PO Box 65996, West Des Moines, IA 50265

~~E~~ **Return Document To:** Jason Ayers, PO Box 65996, West Des Moines, IA 50265

Grantors: Todd Dickinson

Grantees: Jason Ayers

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Todd Dickinson, a single individual, does hereby Convey to Jason Ayers, a married individual, the following described real estate in Madison County, Iowa:

The North Five (5) Acres of the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa; EXCEPT the following six tracts:



- 1. A tract of land commencing at a point 1170 feet West of the Northeast corner of the said North 5 acres of the Southwest Quarter (¼) of the Northeast Quarter (¼), thence West 150 feet, more or less, to the Northwest corner of said 40 acre tract, thence South along the West line of said 40 acre tract 165 feet, thence East 150 feet, more or less, to a point directly South of the point of beginning, thence North 165 feet to the point of beginning;**
- 2. The East 224 feet of the said North 5 acres of the Southwest Quarter (¼) of the Northeast Quarter (¼);**
- 3. That part of Parcel "P" located in the said North 5 acres of the Southwest Quarter (¼) of the Northeast Quarter (¼), located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 1.243 acres, as shown in Plat of Survey filed in Book 2, Page 453 on August 18, 2000, in the Office of the Recorder of Madison County, Iowa;**
- 4. Parcel "R" located in the said North 5 acres of Southwest Quarter (¼) of the Northeast Quarter (¼), located in and forming a part of the City of St. Charles, Madison County, Iowa, containing 0.43 acres, as shown in the Amended Plat of Survey filed in Book 2005, Page 3968, on August 18, 2005, in the Office of the Recorder of Madison County, Iowa;**
- 5. That part of Parcel "Q" located in the said North 5 acres of the Southwest Quarter (¼) of the Northeast Quarter (¼), located in and forming a part of the City of St. Charles, Madison County, Iowa, as shown in the Amended Plat of Survey filed in Book 2005, Page 3969, on August 18, 2005, in the Office of the Recorder of Madison County, Iowa;**
- 6. Parcel "CC" located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-three (23), containing 181 square feet, as shown in Corrected Plat of Survey filed in Book 2024, Page 262 on February 5, 2024, in the Office of the Recorder of Madison County, Iowa.**

AND Parcel "BB" located within Parcel "R" of the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-three (23), containing 0.02 acres, as shown in Corrected Plat of Survey filed in Book 2024, Page 261 on February 5, 2024, in the Office of the Recorder of Madison County, Iowa; AND all that part of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-three (23), lying and being South of the roadway

right-of-way and West of all that part of Parcel "Q" located therein, as shown in the Amended Plat of Survey filed in Book 2005, Page 3969, on August 18, 2005, 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: 6-26-24.

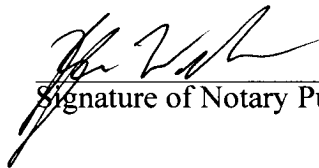


Todd Dickinson, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on June 26, 2024 by
Todd Dickinson.





Signature of Notary Public