



Document 2024 1699

Book 2024 Page 1699 Type 03 001 Pages 2
Date 7/16/2024 Time 3:51:41PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$199.20 ANNO
Rev Stamp# 240 DOV# 238 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Sturco Builders LLC, c/o Lane Sturtz, 24472 15th Avenue, New Virginia, IA 50210
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912



WARRANTY DEED

For the consideration of ----One Hundred Twenty-Five Thousand Dollar(s)---- and other valuable consideration, Timothy S. Palmer and Rachelle L. Palmer, a Married Couple, do hereby Convey to Sturco Builders LLC, the following described real estate in Madison County, Iowa:

Parcel "E" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., City of Truro, Madison County, Iowa, containing 3.26 acres, as shown in Plat of Survey filed in Book 2024, Page 992 on May 9, 2024, in the Office of the Recorder of Madison County, Iowa.

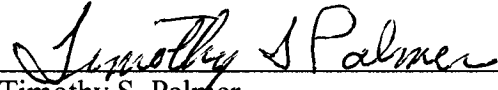
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a Groundwater Hazard Statement.

Wherever in the chain of title to such property the names Rachelle L. Palmer and Rachell L. Palmer appear, they refer to one and the same person who is Rachelle L. Palmer.

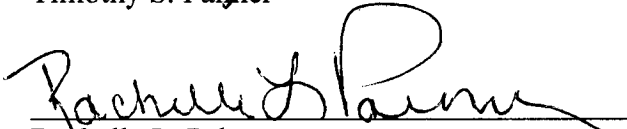
Grantors do hereby Covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: July 16, 2024.



Timothy S. Palmer



Rachelle L. Palmer

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 16, 2024, by Timothy S. Palmer and Rachelle L. Palmer.





Signature of Notary Public