



Document 2024 446

Book 2024 Page 446 Type 03 001 Pages 2

Date 3/01/2024 Time 1:11:58PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$1.759.20

Rev Stamp# 51 DOV# 54

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$ 1,100,000

**Return To:** Kyle A. Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733, Phone: 515-244-3500

**Taxpayer:** Arren and Rachel Wetzel, 2058 170th Ct, Winterset, IA 50273

**Preparer:** Kyle A. Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266-7733, Phone: 515-244-3500



## WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Jeffrey Jon Warren and Doreena Lee Warren, husband and wife, do hereby Convey to, Arren Wetzel and Rachel Wetzel, husband and wife as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Northwest Quarter (1/4) and the South 25 feet of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, INCLUDING Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 640 on October 25, 2000, in the Office of the Recorder of Madison County, Iowa; AND the South Half (1/2) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "H", located therein, containing 15.000 acres, as shown in Plat of Survey filed in Book 2013, Page 2889 on September 27, 2013, 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.

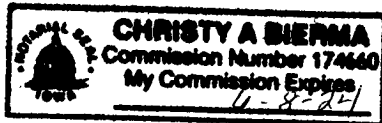
Dated: 2/29/24.

Jeffrey Jon Warren  
Jeffrey Jon Warren, Grantor

Doreena Lee Warren  
Doreena Lee Warren, Grantor

STATE OF Iowa, COUNTY OF Dallas

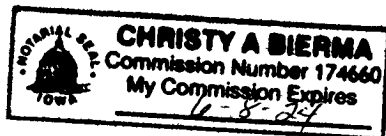
This record was acknowledged before me on February 29, 2024,  
by Jeffrey Jon Warren.



Christy A. Bierma  
Signature of Notary Public

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on February 29, 2024,  
by Doreena Lee Warren.



Christy A. Bierma  
Signature of Notary Public