



Document 2025 2839

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$15,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Macksburg Community Church, PO Box 101, Macksburg, IA 50155

Return Document To: Macksburg Community Church, PO Box 101, Macksburg, IA 50155

Grantors: Michael D. Connolly

Grantees: Macksburg Community Church

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifteen Thousand Dollar(s) and other valuable consideration, Michael D. Connolly, Single, does hereby Convey to Macksburg Community Church, organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Parcel "D" being a part of the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section 16, Township 74 North, Range 29 West of the 5th P.M., in the Town of Macksburg, Madison County, Iowa, described as follows: Commencing at the Northeast corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence S $00^{\circ}18'14''$ E a distance of 200.00' to a magnetic nail at the Point of Beginning; thence continuing S $00^{\circ}18'14''$ E a distance of 266.67' to a magnetic nail; thence N $89^{\circ}49'27''$ W a distance of 466.67' to a $\frac{1}{2}$ " orange capped iron pin; thence N $00^{\circ}18'14''$ W a distance of 266.67' to a $\frac{1}{2}$ " orange capped iron pin; thence S $89^{\circ}49'27''$ E a distance of 466.76' to the point of beginning.

Containing 2.86 acres including 0.20 acres of county road right of way easement.

Subject to an Ingress/Egress Easement that benefits the following property:

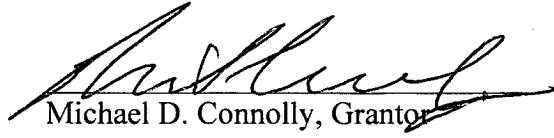
A tract of land described as follows: Commencing at the Northeast Corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 16, Township 74 North, Range 29, West of the 5th P.M., Madison County, Iowa, thence South 466.7 feet, thence West 466.7 feet, thence North 466.7 feet, thence East 466.7 feet to the place of beginning, except a tract described as commencing at the Northeast Corner of the SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence West 242 feet, thence South 200 feet, thence East 242 feet, thence North 200 feet to the point of beginning.

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: 10-22-25


Michael D. Connolly, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 22, 2025 by
Michael D. Connolly.


Signature of Notary Public

