

BK: 2025 PG: 3210
Recorded: 11/24/2025 at 2:01:54.0 PM
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County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Adam D. Otto, 123 W 2nd St N, Newton, Iowa 50208

Taxpayer: Andrew James Dunn and Roxanne Marie Dunn Revocable Trust, 1935 Upland Trl, Prole, IA 50229

Preparer: Adam D. Otto, 123 W 2nd St N, Newton, IA 50208, Tel: 641-792-7000



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Andrew J. Dunn and Roxanne M. Dunn, a married couple, do hereby Convey to the Andrew James Dunn and Roxanne Marie Dunn Revocable Trust, the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., 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.

This deed is exempt according to Iowa Code 428A.2(21).

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: November 24, 2025

Andrew J. Dunn

Andrew J. Dunn, Grantor

Roxanne M. Dunn

Roxanne M. Dunn, Grantor

STATE OF IOWA, COUNTY OF JASPER

This record was acknowledged before me on November 24, 2025 by
Andrew J. Dunn and Roxanne M. Dunn, a married couple.

Allison Smith
Signature of Notary Public

