

**\$85,000.00**

BK: 2025 PG: 572  
Recorded: 3/10/2025 at 2:08:58.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$135.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Danielle Guisinger, 5022 Grand Ridge Dr., West Des Moines, IA 50265 5158649370

**Return To and Taxpayer Information:**

Donald Rose, 232 se 2nd St, Ogden, IA 50212

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## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Michael A. Lipp, a single person**, does hereby Convey to **Donald Rose and Debie Rose**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Twenty B (20B) of the Replat of Lots Twenty (20), Twenty-six (26) and Twenty-eight (28) of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half (½) of the Northwest Quarter (¼) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided interest for each lot in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 (and any supplements and amendments thereto).

Subject to all covenants, restrictions and easements of record.

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

