



Document 2025 612

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Date 3/14/2025 Time 2:40:28PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$327.20

Rev Stamp# 84 DOV# 87

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$1005,000⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

Return to: Neil Gurwell and Christy Gurwell, 140 W Turner Street, Truro IA 50257

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jonyray Thomas Walker, a single person** (the "Grantor"), does hereby Convey to **Neil Gurwell and Christy Gurwell, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North; Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and in Lot 1 of H & K Subdivision to Truro, Madison County, Iowa, containing 0.16 acres, as shown in Retracement Survey filed in Book 2021, Page 3275 on August 6, 2021, in the Office of the Recorder of Madison County, Iowa.



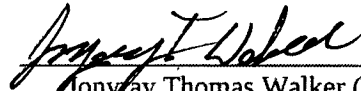
Subject to all covenants, restrictions and easements of record.

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.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

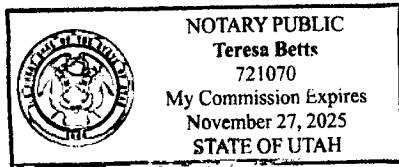
Dated the 26 day of February, 2025.

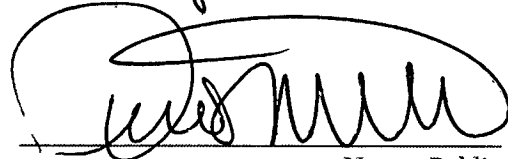


Jonyray Thomas Walker (Grantor)

STATE OF Utah, COUNTY OF Washington

This record was acknowledged before me on 26th February, 2025, by Jonyray Thomas Walker.





Notary Public