

\$250,000.00

BK: 2025 PG: 709
Recorded: 3/26/2025 at 8:05:48.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Todd G. Nielsen, 211 N. Maple Street, Creston, IA 50801, Phone:
(641) 782-7007

Taxpayer Information: Patrick Brian Gambrall,

Return Document To: Patrick Brian Gambrall

Grantors: Michael H. Taylor and Filomena R. Taylor

Grantees: Patrick Brian Gamrall

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael H. Taylor and Filomena R. Taylor, husband and wife, husband and wife, do hereby Convey to Patrick Brian Gambrell, the following described real estate in Madison County, Iowa: and Shelly A. Gambrell

Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 20.00 acres, as shown in Plat of Survey filed in Farm Plat Record 3, Page 6 on May 30, 1997, 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.

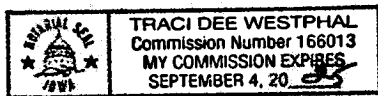
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3/7/2025

Michael H. Taylor, Grantor
Filomena R. Taylor, Grantor

STATE OF Iowa, COUNTY OF Union

This record was acknowledged before me on March 6, 2025 by Michael H. Taylor, a married person.



Traci D. Westphal
Signature of Notary Public

STATE OF IA, COUNTY OF Polk

This record was acknowledged before me on march 7, 2025 by
Filomena R. Taylor, a married person.

PAM K CLARK
Notarial Seal - Iowa
Commission No. 856719
My Commission Expires June 18, 2027


Signature of Notary Public