

**\$225,000.00**

BK: 2025 PG: 798  
Recorded: 4/4/2025 at 1:32:43.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$359.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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This instrument prepared by:  
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:  
JOEL VANDERMEIDE AND ALEXANDRA VANDERMEIDE, 7501 NW 98TH COURT, JOHNSTON, IA  
50131

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### **WARRANTY DEED**

**Legal:** Lot Three (3) of THE FARM AT BADGER CREEK SUBDIVISION, located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

**Address:** Parcel 14102176002300 130th Street, Van Meter, IA 50261


For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dave Duroe and Susan Duroe, a married couple**, hereby conveys the above-described real estate to **Joel Vandermeide and Alexandra Vandermeide, a married couple**, as **joint tenants with full rights of survivorship and not as tenants in common**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

### **SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.

<p>STATE OF <u>Texas</u> )</p> <p style="text-align: right;">) SS:</p> <p>COUNTY OF <u>Hunt</u> )</p> <p>On this day of <u>04/01/2025</u> (date),  before me the undersigned, a Notary Public in  and for said State, personally appeared <del>Dave</del>  <del>Duroe and Susan Duroe, a married couple,</del> <u>Dave</u> married to Dave Duroe  to me known to be the identical person(s) named in and  who executed the foregoing instrument and  acknowledged that the person executed the  same as that person's voluntary act and deed.</p> <p style="text-align: center;"><i>Samantha Sierra</i>  _____  Notary Public in and for said State</p>	<p>Dated: <u>April 1st</u>, 2025</p> <p>_____  Dave Duroe</p> <p><i>Susan Duroe</i>  _____  Susan Duroe</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;">  <p style="text-align: center;">Samantha Sierra</p> <p style="text-align: center;">ID NUMBER 133486982 COMMISSION EXPIRES December 17, 2025</p> </div>
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Electronically signed and notarized online using the Proof platform.

STATE OF Iowa )  
) SS:  
COUNTY OF Polk )

On this 1st day of April, 2025, before me the undersigned, a Notary Public in and for said State,  
personally appeared Dave Duroe, married to Susan Duroe, to me known to be the identical person(s) named in and who executed  
the foregoing instrument and acknowledged that the person(s) executed the same as that person's voluntary act and deed.

Dated: April 1, 2025

Signed by State Courts ECF Gateway: 2025-04-01 16:48:03 EDT  
\_\_\_\_\_  
Notary Public in and for said State

Signed by State Courts ECF Gateway: 2025-04-01 16:48:03 EDT  
*Dave Duroe*  
\_\_\_\_\_  
Notary Public in and for said State

**Dave Duroe**

JONI BROOKS  
Notarial Seal  
State of Iowa  
Commission Number 831703  
My Commission Expires Apr. 29, 2027

**Notarial Act Performed by Audio visual communication**