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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$246,500

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6254ROGI)

Return To: Sterling C. Bean, 25526 V Avenue, Waukee, IA 50263

Taxpayer Information: Sterling C. Bean, 25526 V Avenue, Waukee, IA 50263

ESB172780
P2600576

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jennifer R. Schwartz, a single person**, does hereby Convey to **Sterling C. Bean, a single person**, in the following described real estate:

Parcel "A" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Five (5), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 30.02 acres, more or less, as shown in Plat of Survey filed in Book 2021, Page 587 on February 12, 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.

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.

