



Document 2016 2106

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Date 7/21/2016 Time 10:29:49AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$32.80

Rev Stamp# 285 DOV# 291

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX
ANNO
SCAN

CHEK



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$21,000

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Travis Witt and Jennifer Witt, 202 S. East Street, Macksburg, IA 50155

Return Document To: (Name and complete address)

Travis Witt and Jennifer Witt, 202 S. East Street, Macksburg, IA 50155

Grantors:

Rod Abell

Nancy Abell

Grantees:

Travis Witt

Jennifer Witt

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, ROD ABELL AND NANCY ABELL, husband and wife do hereby Convey to TRAVIS WITT AND JENNIFER WITT, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in County, Iowa: Lots Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Sixty-four (64), Sixty-seven (67), Sixty-eight (68) and Sixty-nine (69), of the Original Town of Macksburg, Madison County, Iowa, AND the North 12.24 feet of Lots Sixty-five (65) and Sixty-six (66) of the Original Town of Macksburg, Madison County, Iowa.



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 on 7-20-16

[Signature of Rod Abell]

Rod Abell (Grantor)

[Signature of Nancy Abell]

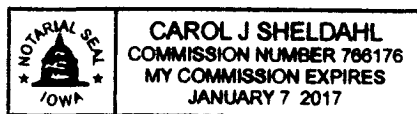
Nancy Abell (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF UNION

This record was acknowledged before me on July 20, 2016, by Rod Abell and Nancy Abell, husband and wife



[Signature of Carol J. Sheldahl]
Signature of Notary Public



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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

**REAL ESTATE TRANSFER - GROUNDWATER HAZARD STATEMENT
TO BE COMPLETED BY TRANSFEROR**

TRANSFEROR:

Name Rod Abell and Nancy Abell

Address 3115 Applewood Ave, Macksburg, IA 50155

Number and Street or RR

City, Town or P.O.

State

Zip

TRANSFeree:

Name Travis Witt and Jennifer Witt

Address 205 W. Lincoln, Macksburg, IA 50155

Number and Street or RR

City, Town or P.O.

State

Zip

Address of Property Transferred:

202 S. East Street, Macksburg, IA 50155

Number and Street or RR

City, Town or P.O.

State

Zip

Legal Description of Property: (Attach if necessary) Lots Twenty-five (25), Twenty-six (26), Twenty-seven (27), Twenty-eight (28), Twenty-nine (29), Sixty-four (64), Sixty-seven (67), Sixty-eight (68) and Sixty-nine (69), of the Original Town of Macksburg, Madison County, Iowa, AND the North 12.24 feet of Lots Sixty-five (65) and Sixty-six (66) of the Original Town of Macksburg, Madison County, Iowa.

1. Wells (check one)

☒ There are no known wells situated on this property.

☐ There is a well or wells situated on this property. The type(s), location(s) and legal status are stated below or set forth on an attached separate sheet, as necessary.

2. Solid Waste Disposal (check one)

☒ There is no known solid waste disposal site on this property.

☐ There is a solid waste disposal site on this property and information related thereto is provided in Attachment #1, attached to this document.

3. Hazardous Wastes (check one)

☒ There is no known hazardous waste on this property.

☐ There is hazardous waste on this property and information related thereto is provided in Attachment #1, attached to this document.

4. Underground Storage Tanks (check one)

☒ There are no known underground storage tanks on this property. (Note exclusions such as small farm and residential motor fuel tanks, most heating oil tanks, cisterns and septic tanks, in instructions.)

☐ There is an underground storage tank on this property. The type(s), size(s) and any known substance(s) contained are listed below or on an attached separate sheet, as necessary.

5. Private Burial Site (check one)

- ☒ There are no known private burial sites on this property.
☐ There is a private burial site on this property. The location(s) of the site(s) and known identifying information of the decedent(s) is stated below or on an attached separate sheet, as necessary.

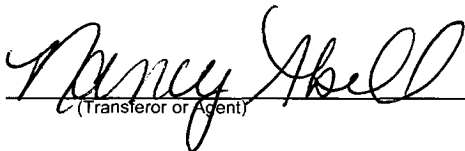
6. Private Sewage Disposal System (check one)

- ☒ All buildings on this property are served by a public or semi-public sewage disposal system.
☐ This transaction does not involve the transfer of any building which has or is required by law to have a sewage disposal system.
☐ There is a building served by private sewage disposal system on this property or a building without any lawful sewage disposal system. A certified inspector's report is attached which documents the condition of the private sewage disposal system and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. A certified inspection report must be accompanied by this form when recording.
☐ There is a building served by private sewage disposal system on this property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. The buyer has executed a binding acknowledgment with the county board of health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. A copy of the binding acknowledgment is attached to this form.
☐ There is a building served by private sewage disposal system on this property. The buyer has executed a binding acknowledgment with the county board of health to install a new private sewage disposal system on this property within an agreed upon time period. A copy of the binding acknowledgment is provided with this form.
☐ There is a building served by private sewage disposal system on this property. The building to which the sewage disposal system is connected will be demolished without being occupied. The buyer has executed a binding acknowledgment with the county board of health to demolish the building within an agreed upon time period. A copy of the binding acknowledgment is provided with this form. [Exemption #9]
☐ This property is exempt from the private sewage disposal inspection requirements pursuant to the following exemption [Note: for exemption #9 use prior check box]: _____
☐ The private sewage disposal system has been installed within the past two years pursuant to permit number _____

Information required by statements checked above should be provided here or on separate sheets attached hereto:

**I HEREBY DECLARE THAT I HAVE REVIEWED THE INSTRUCTIONS FOR THIS FORM
AND THAT THE INFORMATION STATED ABOVE IS TRUE AND CORRECT.**

Signature: _____


(Transferor or Agent)

Telephone No.: (641) 344-6621