

BK: 2023 PG: 1526  
Recorded: 7/5/2023 at 11:25:12.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$567.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

## WARRANTY DEED

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**Prepared by:** Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100<sup>th</sup> Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700  
**Send Tax Statements and return document to:** Tyler W. Barcus and Becky T. Barcus, 2262 265th Street, Peru, IA 50222  
**Grantor/Affiant:** Anthony P. Durnan, Jr. and Amy R. Durnan  
**Grantee:** Tyler W. Barcus and Becky T. Barcus

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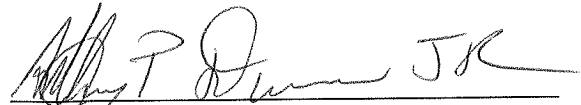
For the consideration of One Dollar(s) and other valuable consideration, **Anthony P. Durnan, Jr. and Amy R. Durnan, a married couple**, do hereby Convey to **Tyler W. Barcus and Becky T. Barcus, a married couple**, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

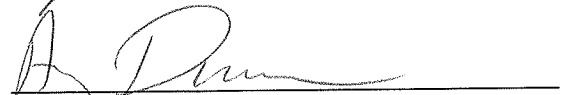
A tract of land commencing 1,683.3 feet West of the East Quarter (1/4) corner of Section Thirty (30), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 1 °3' East, 496 feet; thence West 328 feet; thence North 1 °3' West, 496 feet; thence East 328 feet to the point of beginning and containing 3.37 acres more or less exclusive of established highway.

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: 6-21-23.

  
\_\_\_\_\_  
Anthony P. Durnan, Jr., Grantor

  
\_\_\_\_\_  
Amy R. Durnan, Grantor

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on June 21, 2023, by  
**Anthony P. Durnan, Jr. and Amy R. Durnan.**

  
\_\_\_\_\_  
Signature of Notary Public

