

**\$530,000.00**

BK: 2023 PG: 1682  
Recorded: 7/20/2023 at 9:37:14.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$847.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: (515)453-4678

Mail tax statements and return document to:  
John Richard Bigelow, Jr. and Kathy Ellene Bigelow, 3170 190th St, Prole, IA 50229

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jason D Meehan and Jolyn K Meehan, a married couple**, do hereby convey unto **John Richard Bigelow, Jr. and Kathy Ellene Bigelow, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**Parcel "D", located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.193 acres, as shown in Plat of Survey filed in Book 2003, Page 4915 on August 19, 2003, in the Office of the Recorder of Madison County, Iowa.**

Order No.: 808-26234/SC

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

X Jason D Meehan  
Jason D Meehan  
X Jolyn K Meehan  
Jolyn K Meehan

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on July 18 2023 by Jason D Meehan and Jolyn K Meehan, a married couple.

Karey Bishop  
Notary Public in and for said State

Karey Bishop Commission Number 736071

