$375,000.00

Return To: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213
Taxpayer: Zachery K. Gray and Rachel L. Gray, 3214 Valleyview Ave., Truro, IA 50257
Preparer: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Phone: 641-342-2157

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Nelson Ivyl Ransom and Katherine Sue Ransom, husband and wife, do hereby Convey to Zachery K. Gray and Rachel L. Gray, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.13 acres, as shown in Plat of Survey filed in Book 2022, Page 3009 on October 17, 2022, in the Office of the Recorder of Madison County, Iowa.

Transfer Tax = $599.20

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.
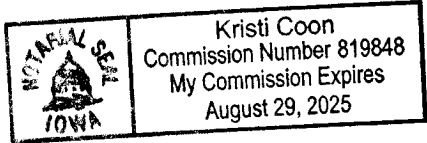
Dated: 7/28/23 .

Nelson Ivyl Ransom
Nelson Ivyl Ransom, Grantor

Katherine Sue Ransom
Katherine Sue Ransom, Grantor

STATE OF _Iowa_, COUNTY OF _Clarke_

This record was acknowledged before me on _July 28, 2023_ by
Nelson Ivyl Ransom and Katherine Sue Ransom, husband and wife.

Kristi Coon
Signature of Notary Public

Kristi Coon
Commission Number 819848
My Commission Expires
August 29, 2025