

**\$195,000.00**

BK: 2023 PG: 1817  
Recorded: 8/7/2023 at 10:17:36.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$311.20  
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.: 515-453-4771

Mail tax statements and return document to:  
Jessie L. James and David W. James, 3031 Clanton Creek Rd, Peru, IA 50222

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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, **Francine R Loest, a single person**, does hereby convey unto **Jessie L. James and David W. James, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**Parcel "B" located in the Southeast Quarter (¼) of the Northwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.532 acres, as shown in Plat of Survey filed in Book 2003, Page 658 on February 5, 2003, in the Office of the Recorder of Madison County, Iowa.**

Order No.: 808-26454/MM

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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Francine R. Loest  
Francine R Loest

STATE OF Iowa  
COUNTY OF Madison

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) SS:  
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This instrument was acknowledged before me on August 3 2023 by Francine R Loest, a single person.

Vicki A Crannell  
Notary Public in and for said State

