

\$100,000.00

BK: 2023 PG: 2079
Recorded: 8/31/2023 at 8:20:22.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$159.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Dawn Wright and David M. Murphy 910 E. Lane Street, Winterset, IA
50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Randall A. Briney and Theresa Briney

Grantees: Dawn Wright and David M. Murphy

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Thousand Dollar(s) and other valuable consideration, Randall A. Briney and Theresa Briney, husband and wife, do hereby Convey to Dawn Wright and David M. Murphy, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "G" located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.46 acres, as shown in Corrected Plat of Survey filed in Book 2019, Page 793 on March 14, 2019, in the Office of the Recorder of 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.

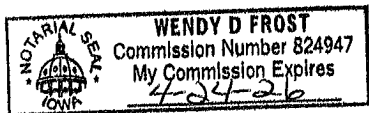
Dated: August 26, 2023.

[Signature of Randall A. Briney]
Randall A. Briney, Grantor

[Signature of Theresa Briney]
Theresa Briney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 26, 2023 by Randall A. Briney and Theresa Briney.



[Signature of Wendy D Frost]
Signature of Notary Public