

BK: 2023 PG: 2100  
Recorded: 8/31/2023 at 2:05:37.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

**Preparer Information:** William E. Bump, 211 SW 7th Street, P.O. Box 366, Stuart, IA 50250,  
Phone: 515-523-2843

**Taxpayer Information:** Montgomery L. and Cynthia L. Smith, 305 NE Birch Ave., Earlham,  
Iowa 50072

**Return Document To:** Bump & Bump, LLP, PO Box 366, Stuart, IA 50250

**Grantors:** Montgomery L. Smith  
Cynthia L. Smith

**Grantees:** Joshua Lyndell Smith  
Jennifer Louise Herrick

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED JOINT TENANCY**

For the consideration of One Dollar and other valuable consideration, Montgomery Lyndell Smith and Cynthia Louise Smith, husband and wife, do hereby Convey to Joshua Lyndell Smith and Jennifer Louise Herrick, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Eight (8) of Arnburg Estates, an Official Plat in the City of Earlham, Madison County, Iowa.


Grantors reserve for the term of their joint lives, the full use, possession and enjoyment of the above described real property.

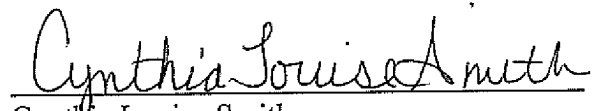
**EXEMPT TRANSACTION** - Pursuant to Iowa Code §428.A2.(11).

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.

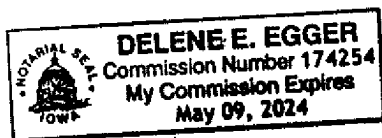
Dated: August 31, 2023.

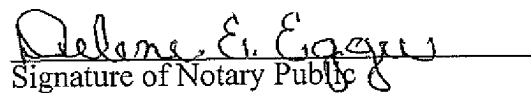
  
Montgomery Lyndell Smith

  
Cynthia Louise Smith

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on August 31, 2023 by Montgomery Lyndell Smith and Cynthia Louise Smith.



  
Signature of Notary Public