



Document 2023 2145

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Date 9/05/2023 Time 12:19:26PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$228.00 ANNO

Rev Stamp# 310 DOV# 309 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$143,500⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

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

¹/₂ **Taxpayer Information:** Tisha Rein and Ronnie Coffelt, 2623 Quiet Ln, Peru, IA 50222

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

Grantors: Brian Jackson

Grantees: Tisha Rein and Ronnie Coffelt

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Forty-Three Thousand Dollar(s) and other valuable consideration, Brian Jackson, single, does hereby Convey to Tisha Rein and Ronnie Coffelt, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast Corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-six (26), running thence West along the South line of the said Northwest Quarter (1/4) of the Northwest Quarter (1/4) a distance of 416 feet, thence North 300 feet, thence East parallel with the South line of said 40-acre tract a distance of 416 feet to the East line of said 40-acre tract, thence South 300 feet to the point of beginning.



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.

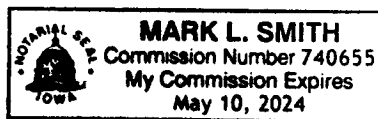
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9/1/2023

[Signature]
Brian Jackson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/1/2023 by Brian Jackson.



[Signature]
Signature of Notary Public