

\$250,000

BK: 2023 PG: 2389
Recorded: 9/28/2023 at 12:46:15.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Brynne L. Howard, 423 East Court Ave. Ste 200, Des Moines, IA 50309, Phone: (515) 284-1433

Taxpayer Information: Quinn Tipping, 1561 135th Street Earlham, Iowa 50072 and Faye Tipping, 1561 135th Street Earlham, Iowa 50072

Return Document To: Brynne L. Howard, 423 East Court Ave. Ste 200, Des Moines, IA 50309

Grantors: Joseph C. Sawtell

Grantees: Quinn Tipping and Faye Tipping

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Joseph C. Sawtell, a single person, does hereby Convey to Quinn Tipping and Faye Tipping, 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 "B" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 4.95 acres, as shown in Plat of Survey filed in Book 2023, Page 1062 on May 15, 2023, 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: 9/22/2023

Joseph C. Sawtell, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 9/22/2023 by Joseph C. Sawtell.

Signature of Notary Public

