



Document 2023 2492

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Rec Amt \$12 00 Aud Amt \$5 00
Rev Transfer Tax \$652.00
Rev Stamp# 355 DOV# 354

INDX
ANNO
SCAN
CHEK

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$408,000⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

Return to: Bryan Jacobs, 2238 Rustic Avenue, Winterset IA 50273

Home 143639

$\frac{1}{2}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Lundi L. Johnson and Joseph R. Johnson, Jr., a married couple** (the "Grantors"), do hereby convey to **Bryan Jacobs, a single person** (the "Grantee"), the following described real estate:

Parcel "F", located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.594 acres, as shown in Plat of Survey filed in Book 3, Page 513 on November 22, 1999, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.



Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 4th day of October, 2023.



Lundi L. Johnson
Lundi L. Johnson (Grantor)

Joseph R. Johnson, Jr.
Joseph R. Johnson, Jr. (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on October 4, 2023, by Lundi L. Johnson and Joseph R. Johnson, Jr.

Rachel Eller
Notary Public