



Document 2023 2842

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Date 11/17/2023 Time 11:39:38AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Rev Stamp# 406 DOV# 405

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 55,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273,
Phone: (515) 462-3731

Taxpayer Information: Geoffroy Palmer, 3337 Wildrose Avenue, Truro, IA 50257 and Brandi
Palmer, 3337 Wildrose Avenue, Truro, IA 50257

Return Document To: Jane Rosien, 114 E Jefferson St, Winterset, IA 50273

Grantors: Teodora Minnick

Grantees: Geoffroy Palmer and Brandi Palmer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifty-Five Thousand Dollar(s) and other valuable consideration, Teodora Minnick, a single individual, does hereby Convey to Geoffory Palmer and Brandi Palmer, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

All that part of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, lying South of the North line of a public highway 50 feet in width, the center line of which is described as commencing 533.6 feet North of the Southwest corner of said 40 acre tract, thence South 56°30' East, 696.6 feet, thence South 82°55' East, 542.1 feet to a point on the South line of said Section which is 1,109 feet East of the Southwest corner of said 40 acre tract, estimated to contain 5.39 acres.

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.

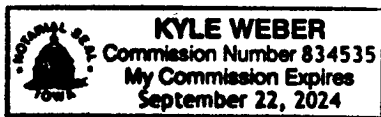
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11-17-2023

Teodora Minnick
Teodora Minnick, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 17, 2023 by Teodora Minnick.



Signature of Notary Public