



Document 2023 3097

Book 2023 Page 3097 Type 03 001 Pages 3
Date 12/19/2023 Time 12:36:40PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$687.20 ANNO
Rev Stamp# 438 DOV# 438 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$430,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, PO Box 230, Winterset, IA 50273,
Phone: (515) 462-3731

✓ **Taxpayer Information:** Jacob Herschberger, 3340 US Hwy 169, Lorimor, IA 50149

✓ **Return Document To:** Jacob Herschberger, 3340 US Hwy 169, Lorimor, IA 50149

Grantors: David Plank and Lydia Plank

Grantees: Jacob Herschberger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Four Hundred Thirty Thousand Dollar(s) and other valuable consideration, David Plank and Lydia Plank, husband and wife, do hereby Convey to Jacob Herschberger, a single individual, the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof conveyed to the State of Iowa as shown in Warranty Deed filed in Book 104, Page 55, on July 1, 1974, 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.

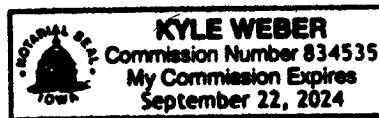
Dated: 12-12-23.

David Plank, Grantor

Lydia Plank, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 12th, 2023 by David Plank.

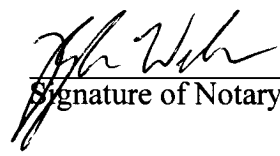


Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 12th, 2023
by Lydia Plank.





Signature of Notary Public