

BK: 2023 PG: 421  
Recorded: 3/2/2023 at 10:14:47.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$991.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$620,000.00**

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Amber Bowen and Joshua Bowen, 3112 120th Street, Cumming, IA  
50061

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

**Grantors:** Donna H. Jacobson and Jon M. Jacobson

**Grantees:** Amber Bowen and Joshua Bowen

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Six Hundred Twenty Thousand Dollar(s) and other valuable consideration, Donna H. Jacobson, single, and Jon M. Jacobson, single, do hereby Convey to Amber Bowen and Joshua Bowen, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "F" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3 Page 42 on July 2, 1997 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.

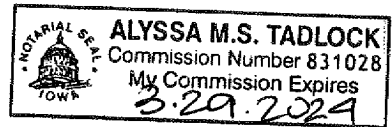
Dated: 2/28/2023

[Signature of Donna H. Jacobson]
Donna H. Jacobson, Grantor

[Signature of Jon M. Jacobson]
Jon M. Jacobson, Grantor

STATE OF IOWA, COUNTY OF MADISON

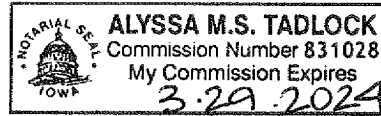
This record was acknowledged before me on Feb 28, 2023 by Donna H. Jacobson.



[Signature of Alyssa M.S. Tadlock]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Feb 28, 2023 by Jon M. Jacobson.



Alyssa M.S. Tadlock  
Signature of Notary Public