

BK: 2023 PG: 472  
Recorded: 3/8/2023 at 12:55:10.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Paul Hietbrink, 666Grand, Suite 2000, Des Moines, IA 50309, Phone:  
(515) 242-2445

**Taxpayer Information:**

Alicia Adkins and Jeff Adkins  
5357 NE 88<sup>th</sup>  
Altoona, Iowa 50009

**Return Document To:**

Alicia Adkins and Jeff Adkins  
5357 NE 88<sup>th</sup>  
Altoona, Iowa 50009

**Grantors:** Alicia Adkins and Jeff Adkins

**Grantees:** Alicia Adkins and Jeff Adkins

**Legal Description:** See Page 2

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



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Alicia Adkins and Jeff Adkins, a married couple, do hereby Convey to Alicia Adkins and Jeff Adkins, 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:

The South Half (1/2) of the Northwest Quarter (1/4) and all that part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) lying North of the County Highway, ALL in Section Twenty-seven (27), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 428A.2(11).

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.

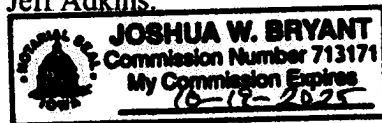
Dated: February 24, 2023.

[Signature of Alicia Adkins]
Alicia Adkins, Grantor

[Signature of Jeff Adkins]
Jeff Adkins, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on February 24, 2023 by Alicia Adkins and Jeff Adkins.



[Signature of Joshua W. Bryant]
Signature of Notary Public