

**\$50,000.00**

BK: 2023 PG: 707  
Recorded: 4/10/2023 at 1:08:59.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$79.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Richard J. Murphy, 116 W. Jefferson, P.O. Box 338, Osceola, IA 50213, Phone: 641-342-2712

**Taxpayer Information:** Denise E Brooks, 505 S. Atkinson St, Truro, IA 50257

**Return Document To:** Denise E Brooks, 505 S. Atkinson St, Truro, IA 50257

**Grantors:** Timothy D Jungman

**Grantees:** Denise E Brooks

**Legal Description:** See Page 2

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



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Timothy D Jungman, single does hereby Convey to Denise E Brooks, the following described real estate in Madison County, Iowa:

Parcel "A", located in the Southeast Quarter (SE¼) of the Northeast Quarter (NE¼) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.001 acres, as shown in Plat of Survey filed in Book 2, Page 686 on May 22, 1996, 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: April 7, 2023.

[Handwritten signature of Timothy D Jungman]
Timothy D Jungman, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 7, 2023 by Timothy D Jungman.

[Handwritten signature of Notary Public]
Signature of Notary Public

