



Document 2024 1042

Book 2024 Page 1042 Type 03 001 Pages 2  
Date 5/15/2024 Time 10:57:45AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$584.80  
Rev Stamp# 131 DOV# 138  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN

CHEK

\$366,000

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: (515)453-4678

Mail tax statements and return document to:  
Aaron Will and Kody Will, 3358 Rustic Trl, Truro, IA 50257

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jason Eugene Cole, a single person**, does hereby convey unto **Aaron Will and Kody Will, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**The North 20 Acres of the Northwest Quarter (1/4) of the Southwest Quarter (1.4) of Section Thirty-six (36), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, as shown in Plat of Survey filed in Book 2004, Page 1468 on April 6, 2004, in the Office of the Recorder of Madison County, Iowa.**

Order No.: 808-28482/SC

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Jason E. Cole  
Jason Eugene Cole

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on 5-10 2024 by Jason Eugene Cole, a single person.

Sandra Delzell  
Notary Public in and for said State

