



Document 2024 1048

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Date 5/15/2024 Time 12:36:34PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$479.20
Rev Stamp# 133 DOV# 140
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$ 300,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone: 5154623731

Taxpayer Information: Perry J. Gingerich and Lorene S. Gingerich, 1448 120th St, Hazleton, IA 50641

Return Document To: Perry J. Gingerich, 1448 120th St, Hazleton, IA 50641

Grantors: Justin J. Meeks

Grantees: Perry J. Gingerich and Lorene S. Gingerich

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Thousand Dollar(s) and other valuable consideration, Justin J. Meeks, a single individual, does hereby Convey to Perry J. Gingerich and Lorene S. Gingerich, as 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 East Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.


AND

The South One-third (1/3) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., 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.

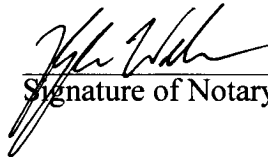
Dated: 05/14/2024.


Justin J. Meeks, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 14, 2024 by Justin J. Meeks.




Signature of Notary Public