

**\$179,000.00**

BK: 2024 PG: 1392  
Recorded: 6/18/2024 at 1:11:01.0 PM  
Pages 2  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$285.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Deborah S. Larkins, 200 W. Center St., Truro, IA 50257  
**Taxpayer:** Deborah S. Larkins, 200 W. Center St., Truro, IA 50257  
**Preparer:** Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Phone:  
641-342-2157



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jeffrey L. Stowers and Tina R. Stowers, a married couple, do hereby Convey to Deborah S. Larkins, as a single person, the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 30 feet West of the Northwest Corner of Block One (1) of Hull's Addition to the Town of Truro, Madison County, Iowa, which point is 42 rods and 7 feet South and 27 rods and 13½ feet West of the Northeast Corner of the Southeast Quart (¼) of Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., and running thence West parallel with the South line of said Section, 132 feet, thence South 160 feet, thence East parallel with said South line of said Section, 132 feet, thence North 160 feet to the point of beginning.

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.

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.

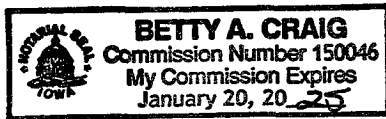
Dated: June 14, 2024

Jeffrey L. Stowers  
Jeffrey L. Stowers, Grantor

Tina R. Stowers  
Tina R. Stowers, Grantor

STATE OF Iowa, COUNTY OF Clarke

This record was acknowledged before me on June 14, 2024 by Jeffrey L. Stowers and Tina R. Stowers, a married couple.



Betty A. Craig  
Signature of Notary Public