

\$247,000.00

BK: 2024 PG: 1402
Recorded: 6/19/2024 at 8:11:06.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$394.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Timothy Peacock, Jr. and Randall Zeutenhorst, 1796 State Highway
92, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Terri Lenig and John Lenig

Grantees: Timothy Peacock, Jr. and Randall Zeutenhorst

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Forty-Seven Thousand Dollar(s) and other valuable consideration, Terri Lenig and John Lenig, wife and husband, does hereby Convey to Timothy Peacock, Jr., married, and Randall Zeutenhorst, single, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "A", located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-eight West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 3, Page 22 on June 18, 1997 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.

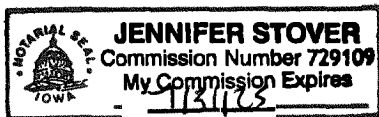
Dated: 6-16-24

Terri Lenig
Terri Lenig, Grantor

John Lenig
John Lenig, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/16/24 by Terri Lenig and John Lenig.



Jennifer Stover
Signature of Notary Public