



Document 2024 1463

Book 2024 Page 1463 Type 03 001 Pages 3  
Date 6/24/2024 Time 1:09:59PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$711.20  
Rev Stamp# 198 DOV# 199  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$445,000<sup>00</sup>

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

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

**Taxpayer Information:** Wilbur Yoder and Ida Mae Yoder, 1928 Macksburg Rd, Lorimor, IA  
50149

**Return Document To:** Wilbur Yoder, 1928 Macksburg Rd, Lorimor, IA 50149

**Grantors:** Valentine Borntreger and Laura Borntreger

**Grantees:** Wilbur Yoder and Ida Mae Yoder

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Forty-Five Thousand Dollar(s) and other valuable consideration, Valentine Borntreger and Laura Borntreger, husband and wife, do hereby Convey to Wilbur Yoder and Ida Mae Yoder, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**The Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT that part conveyed for road purposes and Public Highway, described as beginning at the northwest corner of the Northwest Quarter (¼) of said Section Fifteen (15); thence South 75.0 feet; thence East 330.4 feet; thence North 5.0 feet; thence East 1003.0 feet; thence North 70.0 feet; thence West 1333.4 feet to the point of beginning and containing 0.65 acres, more or less, exclusive of the present established highway.**



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.

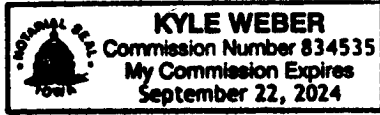
Dated: 06-18-24.

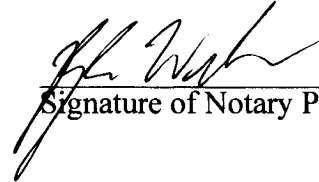
  
Valentine Borntreger, Grantor

  
Laura Borntreger, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 18, 2024 by  
Valentine Borntrreger and Laura Borntrreger.



  
\_\_\_\_\_  
Signature of Notary Public