

**\$425,000.00**

BK: 2024 PG: 1624  
Recorded: 7/10/2024 at 3:23:45.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$679.20  
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:** Scott F. McTaggart and Melissa A. McTaggart, 2567 Clark Tower Road, Winterset, IA 50273

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

**Grantors:** Paul Bushong and Tammy Bushong

**Grantees:** Scott F. McTaggart and Melissa A. McTaggart

**Legal Description:** See Page 2

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



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Paul Bushong and Tammy Bushong, husband and wife, do hereby Convey to Scott F. McTaggart and Melissa A. McTaggart, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "E", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 12.72 acres, as shown in Plat of Survey filed in Book 3, Page 164 on December 15, 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: 7-10-24

Paul Bushong, Grantor

Tammy Bushong, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-10-24 by Paul Bushong and Tammy Bushong.

Sarah M. Cowman, Signature of Notary Public

