



Document 2024 1627

Book 2024 Page 1627 Type 03 001 Pages 2

Date 7/10/2024 Time 3:29:44PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$527.20

Rev Stamp# 222 DOV# 222

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$330,000.00

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067

Taxpayer: Nathan S. Bontrager and Katie P. Bontrager, 3240 Clanton Creek, Lorimor, IA 50149

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY

1/2

For the consideration of ----Three Hundred Thirty Thousand Dollar(s)---- and other valuable consideration, Theresa Clark, a Single Person, does hereby Convey to Nathan S. Bontrager, Katie P. Bontrager and Samuel L. Bontrager, 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 West 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, containing 14.871 acres, as shown in Plat of Survey filed in Book 2022, Page 1989 on July 1, 2022, in the Office of the Recorder of Madison County, Iowa.



Grantor does hereby Covenant with Grantees, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: July 1, 2024.

Theresa Clark
Theresa Clark

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 1, 2024, by Theresa Clark.

Toni Marie Tindlee
Signature of Notary Public

