

\$50,000.00



Document 2024 1629

Book 2024 Page 1629 Type 03 001 Pages 3

Date 7/11/2024 Time 7:56:02AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 224

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**  
(Several Grantors)  
**Recorder's Cover Sheet**

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

**Taxpayer Information:** Ronald M. Lyon, 1662 Valley View Avenue, Van Meter, IA 50273

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

**Grantors:** Ronald D. Lyon, Vickie Lyon, Terry Lyon and Mary J. Lyon

**Grantees:** Ronald M. Lyon

**Legal Description:** See Page 2

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



**WARRANTY DEED**  
(Several Grantors)

For the consideration of Fifty Thousand Dollar(s) and other valuable consideration, Ronald D. Lyon, Vickie Lyon, husband and wife, Terry Lyon and Mary J. Lyon, husband and wife, do hereby Convey to Ronald M. Lyon, the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26), West of the 5th P.M., EXCEPT Parcel "A" and EXCEPT Parcel "B" thereof.

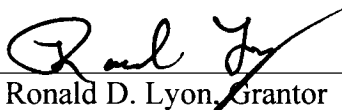
This deed is in fulfillment of Real Estate Contract dated June 15, 2015 and recorded June 19, 2015, in Book 2015, Page 1692 of the Recorder's Office of Madison County, Iowa.

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.

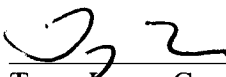
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

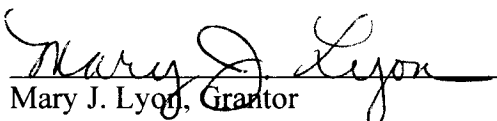
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 7/10/2024

  
\_\_\_\_\_  
Ronald D. Lyon, Grantor

  
\_\_\_\_\_  
Vickie Lyon, Grantor

  
\_\_\_\_\_  
Terry Lyon, Grantor

  
\_\_\_\_\_  
Mary J. Lyon, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 10, 2024 by  
Ronald D. Lyon.



*Kristina Brockmeyer*  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/10/2024 by  
Vickie Lyon.



*Kristina Brockmeyer*  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

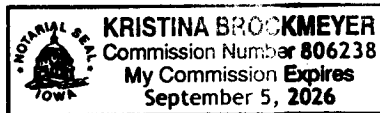
This record was acknowledged before me on 7/10/2024 by  
Terry Lyon.



*Kristina Brockmeyer*  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/10/24 by  
Mary J. Lyon.



*Kristina Brockmeyer*  
Signature of Notary Public