

\$797,000.00

BK: 2024 PG: 1636
Recorded: 7/11/2024 at 3:01:46.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,274.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Brandon McCormick, 2320 Terrace Avenue, Winterset, 50273

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

Grantors: Daniel W. Cameron and Janice K. Cameron

Grantees: Brandon McCormick

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Seven Hundred Ninety-Seven Thousand Dollar(s) and other valuable consideration, Daniel W. Cameron and Janice K. Cameron, husband and wife, do hereby Convey to ~~Brandon~~ ^{Branden} McCormick, the following described real estate in Madison County, Iowa:

See attached legal description.

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

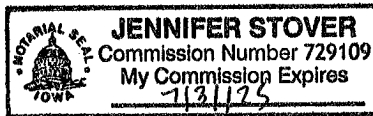
Daniel W. Cameron, Grantor

Janice K. Cameron, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 10, 2024 by Daniel W. Cameron and Janice K. Cameron.

Signature of Notary Public



Parcel "A", located in the Northwest Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 38.147 acres, as shown in Plat of Survey filed in Book 2002, Page 5108 on October 16, 2002, in the Office of the Recorder of Madison County, Iowa, INCLUDING Parcel "B", located therein, containing 20.178 acres, as shown in Plat of Survey filed in Book 2002, Page 5558 on November 13, 2002, in the Office of the Recorder of Madison County, Iowa.