

BK: 2024 PG: 1679
Recorded: 7/15/2024 at 12:29:30.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$235.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Thomas Jumper and Laura Jumper - 1975 Wildrose Avenue, Prole, IA 50229

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Randi J. Anthony, a single person and William C. Mongar, a single person** (the "Grantors"), do hereby convey to **Thomas Jumper and Laura Jumper, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "D" located in the Southeast Quarter (1 /4) of the Southeast Quarter (1 /4) of Section Twenty-two (22), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.02 acres, as shown in Amended Plat of Survey filed in Book 2020, Page 1392 on April 24, 2020, in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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

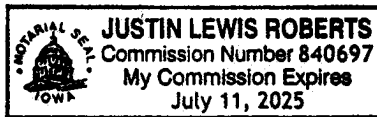
Dated the 14 day of July, 2024.

Randi J. Anthony
Randi J. Anthony (Grantor)

William C. Mongar
William C. Mongar (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on July 14th, 2024, by Randi J. Anthony and William C. Mongar.



Justin Lewis Roberts
Notary Public