

\$410,000.00

BK: 2024 PG: 1744  
Recorded: 7/22/2024 at 8:25:11.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$655.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (FSBO151935)  
Return To: Treyor Jackson and Kelcy Jackson, 1917 105<sup>th</sup> Street, Earlham, IA 50072  
Taxpayer Information: Treyor Jackson and Kelcy Jackson, 1917 105<sup>th</sup> Street, Earlham, IA 50072

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Kattina A. Blatnick-Gagne and Bradley L. Gagne, a married couple**, Convey(s) to **Treyor Jackson and Kelcy Jackson**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to wit: Commencing at the West Quarter Corner of said Section Three (3), thence North 90°00'00" East 945.00 feet along the Quarter Section line to the point of beginning, thence continuing North 90°00'00" East 268.20 feet, thence North 00°30'57" West 248.99 feet, thence North 15°22'27" West 199.54 feet, thence North 90°00'00" West 204.93 feet, thence South 01°03'18" West 441.45 feet to the point of beginning, containing 2.543 acres.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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.

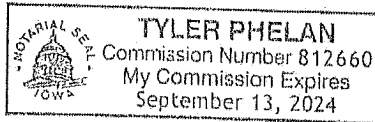
Dated: 7/17/24

Katrina A. Blatnick-Gagne  
Katrina A. Blatnick-Gagne

Bradley L. Gagne  
Bradley L. Gagne

STATE OF Iowa, COUNTY OF Polk ) ss:

This record was acknowledged before me on July 17 2024 by **Katrina A. Blatnick-Gagne and Bradley L. Gagne, a married couple.**



Tyler Phelan  
Notary Public in and for said State