

BK: 2024 PG: 1890
Recorded: 8/5/2024 at 2:47:05.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Jon A. Garrison
Tami L. Garrison
820 N. 1st Avenue
Winterset, Iowa 50273

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Jon A. Garrison

Grantees:

Jon A. Garrison
Tami L. Garrison

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, JON ANTHONY GARRISON and TAMI L. GARRISON, husband and wife, do hereby convey to: JON ANTHONY GARRISON and TAMI L. GARRISON, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

Lots Two (2) and Three (3) of Lanny Wenck Addition to the City of Winterset, Madison County, Iowa.

This is a transfer between husband and wife for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11), Code of Iowa.

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: August 5, 2024.

Jon Anthony Garrison signature and name

Tami L. Garrison signature and name

STATE OF IOWA, COUNTY OF ADAIR ss:

This record was acknowledged before me on August 5, 2024 by Jon Anthony Garrison and Tami L. Garrison.



Tami Rice signature and Notary Public title