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Date 1/29/2024 Time 12:40:15PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$810.40 ANNO

Rev Stamp# 25 DOV# 26 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$506,950⁰⁰

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

¹/₂ **Taxpayer Information:** Eric P Blessington and Brooke L. Blessington, 2196 198th Court, Winterset, IA 50273

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

Grantors: Jeffrey D. Strachan and Deborah V. Strachan

Grantees: Eric P. Blessington and Brooke L. Blessington


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Five Hundred Six Thousand Nine Hundred Fifty Dollar(s) and other valuable consideration, Jeffrey D. Strachan and Deborah V. Strachan, husband and wife, do hereby Convey to Eric P. Blessington and Brooke L. Blessington, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Two (2) of Cedar Ridge Subdivision, a subdivision located in the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, 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: 1/26/24.

Jeffrey D. Strachan, Grantor

Deborah V. Strachan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/26/24 by Jeffrey D. Strachan and Deborah V. Strachan.

Signature of Notary Public

