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Date 9/16/2024 Time 12:31:55PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$143.20

Rev Stamp# 323 DOV# 316

INDX ✓
ANNO ✓
SCAN ✓
CHEK ✓

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$90,000⁰⁰

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

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

Taxpayer Information: Brayton Weber and Tereca Weber, 1360 Vintage Court, Cumming, IA 50061

Return Document To: Brayton Weber, 1360 Vintage Court, Cumming, IA 50061

Grantors: Dennis Phillips and Peggy Phillips

Grantees: Brayton Weber and Tereca Weber

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Ninety Thousand Dollar(s) and other valuable consideration, Dennis Phillips and Peggy Phillips, Husband and Wife, do hereby Convey to Brayton Weber and Tereca Weber, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of Phillips Acres Subdivision located in the South Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

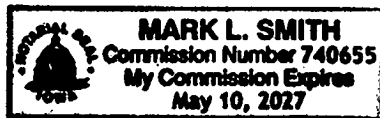
Dated: 9/16/2024

Dennis Phillips, Grantor

Peggy Phillips, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/16/2024 by Dennis Phillips and Peggy Phillips.



Signature of Notary Public