

**\$124,000.00**

BK: 2024 PG: 2597

Recorded: 10/23/2024 at 1:16:12.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$197.60

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

**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

**Taxpayer Information:** William Borchard and Heather Borchard, 603 South Street, Cambridge,  
IA 50046

**Return Document To:** William Borchard, 603 South Street, Cambridge, IA 50046

**Grantors:** Gary Knight and Rebecca Knight

**Grantees:** William Borchard and Heather Borchard

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Twenty-Four Thousand Dollar(s) and other valuable consideration, Gary Knight and Rebecca Knight, husband and wife, do hereby Convey to William Borchard and Heather Borchard, 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 Whitetail Acres Subdivision located in Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

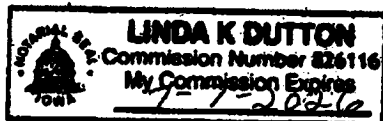
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 10-9-2024.

  
\_\_\_\_\_  
Gary Knight, Grantor



  
\_\_\_\_\_  
Rebecca Knight, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 10-9-2024 by  
Gary Knight and Rebecca Knight.

  
\_\_\_\_\_  
Signature of Notary Public