

Document 2024 2711

Book 2024 Page 2711 Type 03 001 Pages 2
Date 11/06/2024 Time 12:52:03PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$583.20
Rev Stamp# 389 DOV# 382
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$345,000⁰⁰

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkway Ste 200, West Des Moines, IA 50266
5158649370

E ✓ **Return To and Taxpayer Information:**
Michaela R Allsup, 2478 Bevington Park Rd., Saint Charles, IA 50240

HOME 155398

1/2

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Amber Bonnett and Adam Bonnett, a married couple**, do hereby Convey to **Michaela R Allsup and Joseph Allsup**, 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 Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirteen (13), thence North along the section line 153 feet, thence East 250 feet, thence North 48 feet, thence East to a point on the East line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), 156 feet North of the Southeast corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence South along the East line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the Southeast corner thereof, thence West along the South line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the point of beginning; AND Parcel "H" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirteen (13), containing 0.30 acres, as shown in Plat of Survey filed in Book 2018, Page 1408, on May 7, 2018 in



the Office of the Recorder of Madison County, Iowa. NOTE: Said Parcel "H" is to be forever attached and tied to the tract of land bordering said Parcel "H" on the South.

Subject to all covenants, restrictions and easements of record.

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: 11/5/2024

Amber Bonnett
Amber Bonnett

Adam Bonnett
Adam Bonnett

STATE OF IA)
COUNTY OF Dallas)^{SS:}

This record was acknowledged before me on 11/5/24,
by Amber Bonnett and Adam Bonnett, a married couple.

[Signature]
Notary Public in and for said State

