

BK: 2024 PG: 368
Recorded: 2/20/2024 at 8:22:49.0 AM
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

Prepared by C. Christy Barton, 2516 Forum Blvd., Suite 101, Columbia, MO 65203, (573) 446-7350
Return recorded deed to: The Barton Law Firm, 2516 Forum Blvd., Suite 101, Columbia, MO 65203
Address tax statement: Jeffrey S. Newman, 1179 220th Street, Winterset, Iowa 50273.

WARRANTY DEED

On February 19, 2024, Grantors **Jeffrey S. Newman** and **Deborah A. Newman**, husband and wife, of 1179 220th Street, Winterset, Iowa 50273, for estate planning purposes and without other consideration, hereby convey to Grantee the **3 J's Newman Trust dated February 19, 2024**, 1179 220th Street, Winterset, Iowa 50273, the following real estate in **Madison County, Iowa**:

All that part of Parcel "B" that lies in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty-Two (32), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 34.396 acres, as shown in the Property Line Retracement Survey filed in Book 2006, Page 1261 on March 31, 2006, in the Office of the Recorder of Madison County, Iowa;


Subject to mortgages, declarations, covenants, restrictions, easements, reservations, rights, roadways, options, liens and any other encumbrances filed of record.

Grantors hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 further 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 and distributive share in and to the real estate.

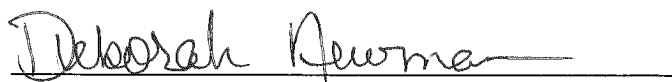
This conveyance is exempt from real estate transfer tax under Iowa Code §428A.2, subsection 21, as no consideration is given for this deed.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Signed by the Grantors on the date first above written.



Jeffrey S. Newman

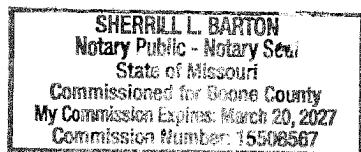


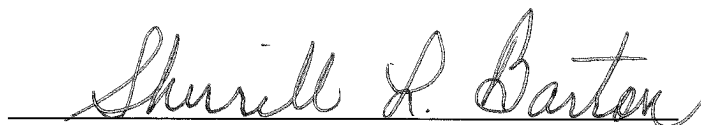
Deborah A. Newman

STATE OF MISSOURI]
] ss.
COUNTY OF BOONE]

This instrument was acknowledged before me on February 19, 2024 by Jeffrey S. Newman and Deborah A. Newman, husband and wife.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.





Notary Public