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Date 1/04/2024 Time 1:04:26PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$399.20

Rev Stamp# 6 DOV# 5

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$250,000⁰⁰

**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

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Taxpayer Information: Travis W. McDaniel and Mandy S. McDaniel, 1742 190th Street, Winterset, IA 50273

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

Grantors: Jeffrey K. Howell and Annette Y. Howell

Grantees: Travis W. McDaniel and Mandy S. McDaniel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Fifty Thousand Dollar(s) and other valuable consideration, Jeffrey K. Howell and Annette Y. Howell, husband and wife, do hereby Convey to Travis W. McDaniel and Mandy S. McDaniel, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 25.53 acres, as shown in Plat of Survey filed in Book 2023, Page 1847 on August 9, 2023, in the Office of the Recorder of 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.

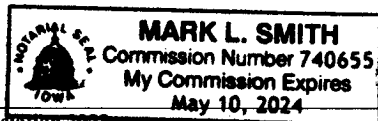
Dated: 1-3-24

Handwritten signature of Jeffrey K. Howell, Grantor

Handwritten signature of Annette Y. Howell, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/3/2024 by Jeffrey K. Howell and Annette Y. Howell.



Handwritten signature of Mark L. Smith, Signature of Notary Public