

**\$25,000**

**BK: 2024 PG: 585**  
**Recorded: 3/19/2024 at 1:09:08.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$39.20**  
**BRANDY L. MACUMBER, RECORDER**  
**Madison County, Iowa**

## **WARRANTY DEED**

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**Prepared by:** Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100<sup>th</sup> Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

**Send Tax Statements and return document to:** John Williams and Nicole Williams, 1500 Hogback Bridge Road, Earlham, Iowa 50072

**Grantor/Affiant:** M. Jean McDonald

**Grantee:** John Williams and Nicole Williams

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For the consideration of One Dollar(s) and other valuable consideration, M. Jean McDonald, a single person, does hereby Convey to John Williams and Nicole Williams, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

**Parcel "F" located in the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 5.39 acres, as shown in Plat of Survey filed in Book 2006; Page 922 on March 9, 2006, in the Office of the Recorder of Madison County, Iowa**

**This deed is being filed in fulfillment of the Real Estate Contract filed July 31, 2015 in Book 2015; Page 2167.**

**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.

[Signatures and Acknowledgement on Page 2]

M. Jean McDonald  
M. Jean McDonald (DATE)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 21<sup>st</sup> day of Feb, 2024, by M. Jean McDonald.

[Signature]  
Signature of Notary Public

