

\$220,000.00

BK: 2024 PG: 82
Recorded: 1/10/2024 at 12:03:54.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$351.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: John Eaton, 2465 Clark Tower Rd., Winterset, IA 50273

WARRANTY DEED

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Francis M. Neuenkirk, a single person, does hereby Convey to John Eaton and Jennifer Eaton, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast corner of the South 11 acres of the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of said Section Eighteen (18), thence West 444 feet, thence South 190 feet, thence Southeasterly to a point 340 feet West of the East line of said 11 acre tract, thence East 340 feet, thence North 210 feet to the place of beginning (It is assumed that the East boundary of said 11 acre tract is 40 feet East of the right of way line of the now existing highway).

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: December 27, 2023

Francis M. Neuenkirk

Francis M. Neuenkirk (Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on December 27, 2023, by Francis M. Neuenkirk.

Don O'Brien

Signature of Notary Public

