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Date 4/19/2024 Time 3:15:26PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$335.20

ANNO

Rev Stamp# 105 DOV# 109

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 209,999

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (481PR)

Return To: Sarah Barber and George Barber, 3363 330th Street, Truro, IA 50257

Taxpayer Information: Sarah Barber and George Barber, 3363 330th Street, Truro, IA 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Larry W. Wilkinson and Carolyn J. Wilkinson, a married couple**, do hereby Convey to **Sarah Barber and George Barber**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) and the West Half (1/2) of Lot Three (3) of TIMBER VALLEY, being a part of an Official Plat of the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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: 4-17-24

Larry Wilkinson

Larry W. Wilkinson

Carolyn Wilkinson

Carolyn J. Wilkinson

STATE OF Iowa)
)ss:
COUNTY OF Madison)

This record was acknowledged before me on 4-17-24, by Larry W. Wilkinson and Carolyn J. Wilkinson, a married couple.

Lauren Palmer
Notary Public in and for said State

