



Document 2024 872

Book 2024 Page 872 Type 03 001 Pages 2  
Date 4/26/2024 Time 9:15:45AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$170.40  
Rev Stamp# 112 DOV# 116  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$106,800.00

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

**Taxpayer Information:** Nicholas J. Scar Revocable Trust, PO Box 458, Earlham, IA 50072

E  
A

**Return Document To:** Nicholas J. Scar Revocable Trust, PO Box 458, Earlham, IA 50072

**Grantors:** Jon Day and Thomas Petrola

**Grantees:** Nicholas J. Scar as trustee of the Nicholas J. Scar Revocable Trust

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of One Hundred Six Thousand Eight Hundred Dollar(s) and other valuable consideration, Jon Day and Thomas Petrola, A Married Couple, do hereby Convey to Nicholas J. Scar, Trustee of the Nicholas J. Scar Revocable Trust, the following described real estate in Madison County, Iowa:

Parcel "A" located in the East Half 1/2 of the Southeast Quarter 1/4 of Section Twenty-one (21) Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, more or less, as shown in Plat of Survey filed in Book 2011, Page 479, on February 15, 2011, in the Office of the Recorder of Madison County, Iowa.

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: 4/18/2024

[Signature]
Jon Day, Grantor

[Signature]
Thomas Petrola, Grantor

STATE OF New Jersey, COUNTY OF Ocean

This record was acknowledged before me on April 18, 2024 by Jon Day and Thomas Petrola.

SHANNON M BURKE
Notary Public, State of New Jersey
My Commission Expires Nov 27, 2028

[Signature]
Signature of Notary Public