

CONSIDERATION \$250,000



Document 2024 901

Book 2024 Page 901 Type 03 001 Pages 2

Date 4/29/2024 Time 4:02:56PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$399.20

Rev Stamp# 117 DOV# 121

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**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

Taxpayer Information: Joe J. Gingerich and Dora W. Gingerich, 3199 Limestone Avenue,
Lorimor, IA 50149

Return Document To: Joe J. Gingerich and Dora W. Gingerich, 3199 Limestone Avenue,
Lorimor, IA 50149

Grantors: Alvin D. Borntreger and Carolyn M. Borntreger

Grantees: Joe J. Gingerich and Dora W. Gingerich

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, Alvin D. Borntrager and Carolyn M. Borntrager, Husband and Wife, do hereby Convey to Joe J. Gingerich and Dora W. Gingerich, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:
The South Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-four (74) North, of Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "L" located therein, containing 15.00 acres, more or less, as shown in Plat of Survey filed in Book 2022, Page 1274 on May 2, 2022 in the Office of the Recorder of Madison County Iowa, and corrected in Surveyor's Affidavit filed in Book 2022, Page 1918 on June 27, 2022 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.

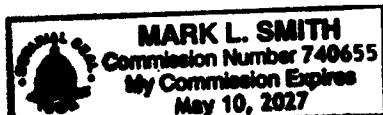
Dated: 4/26/2024

Alvin Borntrager
Alvin D. Borntrager, Grantor

Carolyn Borntrager
Carolyn M. Borntrager, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/26/2024 by Alvin D. Borntrager and Carolyn M. Borntrager.



Signature of Notary Public