

\$8,000



Document 2025 1057

Book 2025 Page 1057 Type 03 001 Pages 2
Date 5/02/2025 Time 11:02:53AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$12.00
Rev Stamp# 141
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Zach Cummings and Miranda Cummings, 1021 W. South Street, Winterset, IA 50273

Return Document To: Zach Cummings and Miranda Cummings, 1021 W. South Street, Winterset, IA 50273

Grantors: Joyce Cummings

Grantees: Zach Cummings and Miranda Cummings

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Eight Thousand Dollar(s) and other valuable consideration, Joyce Cummings, Single, does hereby Convey to Zach Cummings and Miranda Cummings, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Nineteen (19), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed March 3, 2012, in Book 2012, Page 725 of the Recorder's Office of Madison County, Iowa.

This deed is in fulfilment of Real Estate Contract dated April 26, 2024, and recorded May 2, 2024, in Book 2024, Page 936 of the Recorder's Office of Madison County, Iowa.

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.

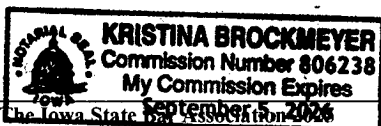
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 5-1-25

Joyce Cummings
Joyce Cummings, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 1, 2025 by
Joyce Cummings.



Kristina Brockmeyer
Signature of Notary Public