



Document 2025 1059

Book 2025 Page 1059 Type 03 001 Pages 3
Date 5/02/2025 Time 12:31:46PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$.80 ANNO
Rev Stamp# 142 DOV# 140 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$11000⁰⁰

**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: Shannon Jackson and Lana R. Jackson, 2871 Nature Lane, Peru, IA 50222

Return Document To: Shannon Jackson, 2871 Nature Lane, Peru, IA 50222

Grantors: Michael Mayhew and Shannon Mayhew

Grantees: Shannon Jackson and Lana R. Jackson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Thousand Dollar(s) and other valuable consideration, Michael Mayhew and Shannon Mayhew, Husband and Wife, do hereby Convey to Shannon Jackson and Lana R. Jackson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:


Parcel "K" located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Five (5), containing 0.97 acres, as shown in Plat of Survey filed in Book 2024, Page 1060 on May 16, 2024, in the Office of the Recorder of Madison County, Iowa.

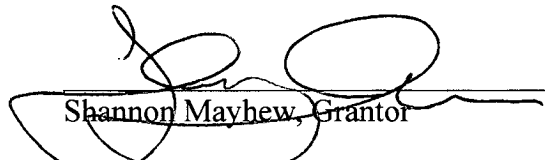
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

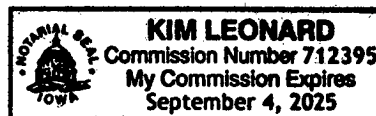
Dated: 4-24-25

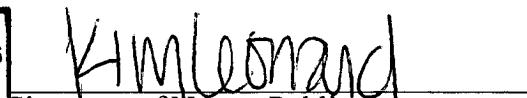

Michael Mayhew, Grantor


Shannon Mayhew, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 23, 2025 by Michael Mayhew and Shannon Mayhew.




Signature of Notary Public

STATE OF AR, COUNTY OF Mississippi

This record was acknowledged before me on 4-24-2025, 2025, by
Michael Mayhew.

X Megan Leister
Signature of Notary Public

OFFICIAL SEAL- #12714285
MEGAN LEISTER
NOTARY PUBLIC - ARKANSAS
MISSISSIPPI COUNTY
MY COMMISSION EXPIRES: 03-29-2031