



Document 2025 1098

Book 2025 Page 1098 Type 03 001 Pages 2
Date 5/06/2025 Time 1:05:55PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$559.20
Rev Stamp# 149 DOV# 147
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$350,000⁴

Preparer Information: Jason Laughlin, Laughlin Law Firm, PLC, 3106 Ingersoll Avenue, Des Moines, IA 50312 Phone: (515) 608-4797

LSB/65724

✓ **Taxpayer Information:** Ryan Flaherty, 2945 320th Street, Truro, IA 50257

Return Document To: Ryan Flaherty, 2945 320th Street, Truro, IA 50257

$\frac{1}{2}$

Jason Laughlin ISBA # 20002

WARRANTY DEED

For the consideration of 1 Dollar(s) and other valuable consideration, Jessica Duggins and Dylan A. Duggins, a married couple, do hereby Convey to Ryan Flaherty and Heather Flaherty, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty (20), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.619 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 90, on January 15, 1988 in the Office of the Recorder of Madison County, Iowa.



SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

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.

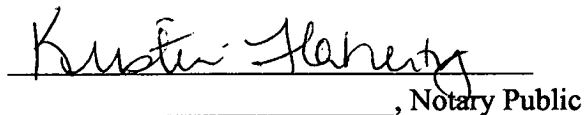
Dated: April 30, 2025


Jessica Duggins (Grantor)


Dylan A. Duggins (Grantor)

STATE OF IOWA, COUNTY OF Clarke

This instrument was acknowledged before me on 4/30/2025, by Jessica Duggins.


_____, Notary Public



STATE OF IOWA, COUNTY OF Des Moines

This instrument was acknowledged before me on 4/30/2025, by Dylan A. Duggins.


_____, Notary Public

