



Document 2025 1272

Book 2025 Page 1272 Type 03 001 Pages 2

Date 5/23/2025 Time 3:22:14PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$249.60

Rev Stamp# 178

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$156,200.00

Return To: Jane E. Rosien, P.O. Box 67, Winterset, Iowa 50273-0067

Taxpayer: Raymond L. Dawson and Jane A. Dawson, 2283 Pioneer Avenue, Winterset, Iowa 50273

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY

For the consideration of ----One Hundred Fifty Seven Thousand Two Hundred Dollar(s)-
--- and other valuable consideration, Jane E. DeWitt and Russell V. Lenth, a Married Couple, do
hereby Convey to Raymond L. Dawson and Jane A. Dawson, as Joint Tenants with Full Rights
of Survivorship, and not as Tenants in Common, the following described real estate in Madison
County, Iowa:

**Parcel "N" located in the East Half (½) of the Northeast Quarter (¼) of Section Twenty-six
(26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M.,
Madison County, Iowa, containing 20.96 acres, as shown in Corrected Plat of Survey filed
in Book 2023, Page 2613 on October 25, 2023, in the Office of the Recorder of Madison
County, Iowa.**



**This Deed is in fulfillment of the Real Estate Contract filed for record with the Madison
County Recorder's Office on October 4, 2023 in Book 2023 at Page 2455.**

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.

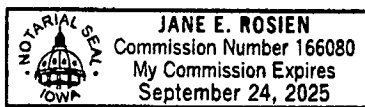
Dated: September 29, 2023.

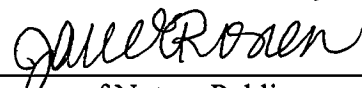

Jane E. DeWitt


Russell V. Lenth

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 29, 2023, by Jane E. DeWitt and Russell V. Lenth.




Signature of Notary Public