

BK: 2025 PG: 1470  
Recorded: 6/11/2025 at 11:35:59.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$877.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Michael T. Crum, 2640 206th Street, Winterset, IA 50273

**Return Document To:** Michael T. Crum, 2640 206th Street, Winterset, IA 50273

**Grantors:** Andre Couture and Mandy Couture

**Grantees:** Michael T. Crum

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

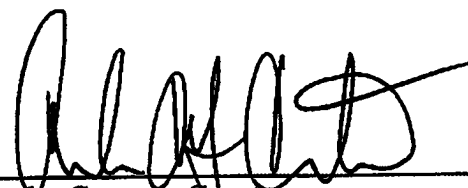
For the consideration of Five Hundred Forty-Nine Thousand Dollar(s) and other valuable consideration, Andre Couture and Mandy Couture, husband and wife, do hereby Convey to Michael T. Crum, the following described real estate in Madison County, Iowa:

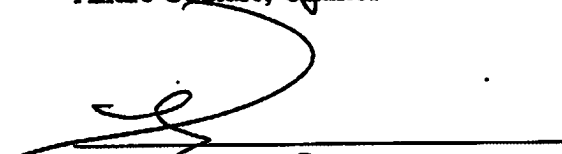
Lot One (1) of Jones Place, located in the East Half (½) of the Southwest Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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: 5-31-2025.

  
Andre Couture, Grantor

  
Mandy Couture, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-31-25 by  
Andre Couture and Mandy Couture.



  
Signature of Notary Public