



Document 2025 1508

Book 2025 Page 1508 Type 03 001 Pages 3

Date 6/13/2025 Time 3:02:17PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 210 DOV# 205

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$80,000

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Robert H. Laden, 2170 G50 Hwy, Saint Charles, IA 50240 Phone:
(515) 306-6274

Taxpayer Information: Payton Jones, 235 S. Railroad, Truro, IA 50257

³/₄ **Return Document To:** Payton Jones, 235 S. Railroad, Truro, IA 50257

Grantors: Dennis R. Peck and Shelley L. Peck as co-trustees of Dennis R. Peck Living Trust
and Shelley L. Peck Living Trust

Grantees: Payton and Blexley Jones

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Dennis R. Peck Living Trust and Shelley L. Peck Living Trust, does hereby Convey to Payton Jones and Blexley Jones, husband and wife, the following described real estate in Madison County, Iowa:

THE SOUTH HALF (1/2) OF LOTS ELEVEN (11) AND TWELVE (12) IN BLOCK NINE (9) OF THE ORIGINAL TOWN OF TRURO, MADISON COUNTY, IOWA, AND THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHWEST CORNER OF LOT ELEVEN (11) IN BLOCK NINE (9) OF THE ORIGINAL TOWN OF TRURO, IOWA, THENCE EAST TO THE SOUTHEASTERN CORNER OF LOT TWELVE (12) IN SAID BLOCK NINE (9), THENCE SOUTH 20 LINKS, THENCE SOUTHWEST TO THE POINT 35 LINKS SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 35 LINKS TO THE POINT OF BEGINNING.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS ~~OF~~ RECORD.

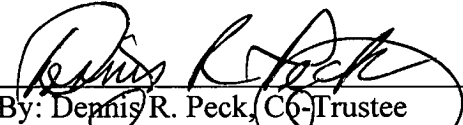
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: June 10, 2025.

Dennis R. Peck Living Trust and
Shelley L. Peck Living Trust, Grantor


By: Dennis R. Peck, Co-Trustee


By: Shelley L. Peck, Co-Trustee

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 06/10/2025 by
Dennis R. Peck and Shelley L. Peck as co-trustees of Dennis R. Peck Living Trust and Shelley L.
Peck Living Trust.

Diane M. Daniels
Signature of Notary Public

