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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$1,047.20

ANNO

Rev Stamp# 23 DOV# 21

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 655,065⁰⁰

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel: 5154623731

Taxpayer Information: Alvin Borntrager and Carolyn Borntrager and Jacob Stutzman, 3113 Larkspur Ave, Lorimor, IA 50149

Return Document To: Alvin Borntrager, 3113 Larkspur Ave, Lorimor, IA 50149

Grantors: Willis Borntrager and Verna Borntrager

Grantees: Alvin Borntrager and Carolyn Borntrager and Jacob Stutzman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Six Hundred Fifty-Five Thousand Dollar(s) and other valuable consideration, Willis Borntrager and Verna Borntrager, husband and wife, do hereby Convey to Alvin Borntrager and Carolyn Borntrager, husband and wife, and Jacob Stutzman, a single individual, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "H", located in the South Half (½) of the Northeast Quarter (¼) of Section Twenty-four (24), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th PM, Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2006, Page 2540 on June 21, 2006, in the Office of the Recorder of Madison County, Iowa; INCLUDING Parcel "K" located therein, containing 3.031 acres, as shown in Plat of Survey filed in Book 2019, Page 2713; on July 17, 2019 in the Office of the Recorder of Madison County, Iowa. *pa*



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.

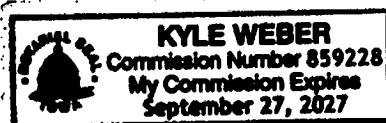
Dated: January 15, 2025.

Willis Borntrager
Willis Borntrager, Grantor

Verna Mae Borntrager
Verna Borntrager, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 15, 2025 by Willis Borntrager and Verna Borntrager.



[Signature]

Signature of Notary Public