

Book 2025 Page 1695 Type 03 001 Pages 2 Date 7/02/2025 Time 1:58:38PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$1.079.20 Rev Stamp# 238 DOV# 233

INDX ANNO SCAN

BRANDY MACUMBER: COUNTY RECORDER MADISON COUNTY 10WA

CHEK

\$615,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4684

Mail tax statements and return document to:

Timothy Lee Gittins and Shelley Elizabeth Gittins, 1563 105th St, Earlham, IA 50072

W+m/6 2763 MBM



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Timothy W. Feltner and Nessa A. Shearer**, a/k/a **Nessa A. Feltner**, a married couple, do hereby convey unto **Timothy Lee Gittins and Shelley Elizabeth Gittins**, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the following described real estate:

Lot Two (2) of Koboldt Subdivision, located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.



Order No.: 808-31492/MC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Timothy W. Feltner

Nessa A Shearer

STATE OF

COUNTY OF

SS:

This instrument was acknowledged before me of

___20**//_/**by Tir

W. Feltner and Nessa A. Shearer, a/k/a Nessa A. Feltner a married couple

Notary Public in and for said State

MICHELLE CORY KNUDSEN
Commission Number 770160
My Commission Expires
October 18, 2026

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