



Document 2025 1707

Book 2025 Page 1707 Type 03 001 Pages 3

Date 7/03/2025 Time 1:51:26PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$627.20

Rev Stamp# 240 DOV# 234

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$392,500

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Megan and Josh Haynes, 3019 220th St., St. Charles, IA 50240

Return Document To: Megan and Josh Haynes, 3019 220th St., St. Charles, IA 50240

Grantors: Joe J. Gingerich, Dora W. Gingerich, Perry J. Gingerich and Lorene S. Gingerich

Grantees: Megan Haynes and Josh Haynes

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, Joe J. Gingerich and Dora W. Gingerich, husband and wife, and Perry J. Gingerich and Lorene S. Gingerich, husband and wife, do hereby Convey to Megan Haynes and Josh Haynes, wife and husband, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "M" located in the South Half (½) of the Southwest 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 50.00 acres, as shown in Plat of Survey filed in Book 2025, Page 1107 on May 7, 2025, in the Office of the Recorder of Madison County, Iowa.



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.

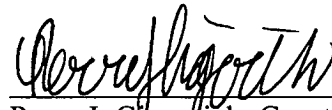
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

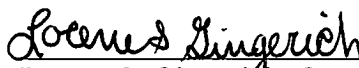
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: July 1, 2025.


Joe J. Gingerich, Grantor

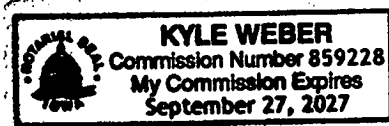

Dora W. Gingerich, Grantor

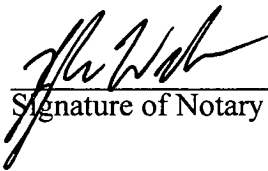

Perry J. Gingerich, Grantor


Lorene S. Gingerich, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 1, 2025 by Joe J. Gingerich.

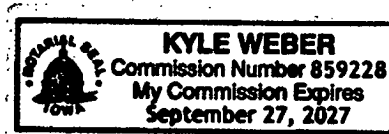


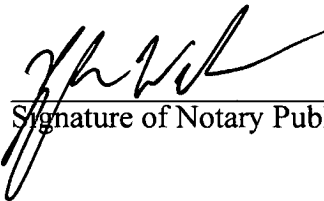


Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 1, 2025 by
Dora W. Gingerich.

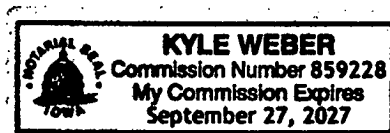


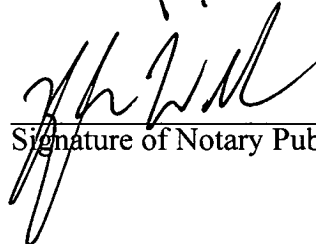


Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 1, 2025 by
Perry J. Gingerich.

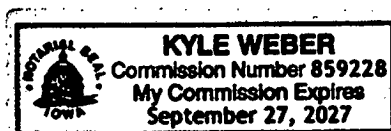


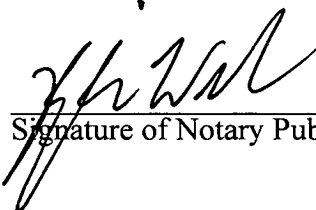


Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 2025 by
Lorene S. Gingerich.





Signature of Notary Public