

BK: 2025 PG: 1728
Recorded: 7/8/2025 at 8:31:10.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Dewey E. Gorham
330 N.W. Locust Avenue
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Dewey E. Gorham

Grantees:

Jeffrey T. Gorham

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **DEWEY E. GORHAM, a single person**, does hereby convey to: **JEFFREY T. GORHAM**, the following described real estate in Madison County, Iowa:

Lot Nine (9) and the North Half (N½) of Lot Eight (8) in Block One (1) of Academy Addition to the Town of Earlham, Madison County, Iowa.

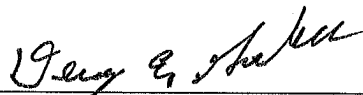
The Grantor hereby expressly reserves to himself the full benefit and use of the above described premises, and all rents, issues, and profits thereof for and during his natural life.

This is a transfer from parent to child without actual monetary consideration; therefore, this transfer is exempt from the Iowa Real Estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2 (11), Code of 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.

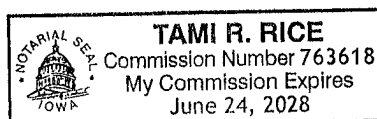
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: the 7th day of July, 2025.


Dewey E. Gorham

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on the 7th day of July, 2025 by Dewey E. Gorham, a single person.




Notary Public