



Document 2025 1741

Book 2025 Page 1741 Type 03 001 Pages 2
Date 7/09/2025 Time 1:55:04PM
Rec Amt \$12.00 Aud Amt \$10.00 INDX
Rev Transfer Tax \$839.20 ANNO
Rev Stamp# 246 DOV# 239 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$525,000⁰⁰

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:
Wade Anderson and Lorie L. Anderson, 1785 Millstream Ct, Winterset, IA 50273

MADISON 113380-MKL

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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeff Chlupach and Barb Chlupach, a married couple**, do hereby convey unto **Wade Anderson and Lorie L. Anderson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Twenty-nine (29) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.




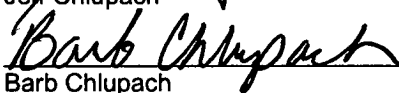
Order No.: 808-31647/MC

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.

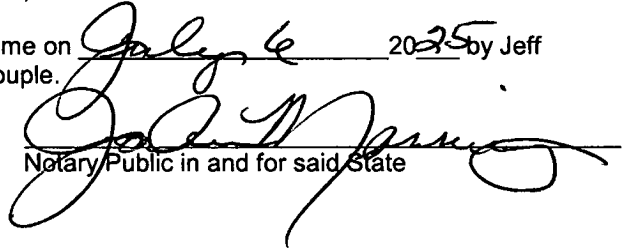


Jeff Chlupach


Barb Chlupach

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on July 6 2025 by Jeff Chlupach and Barb Chlupach, a married couple.



Notary Public in and for said State

