



Document 2025 1849

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Date 7/18/2025 Time 1:41:51PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$479.20

ANNO

Rev Stamp# 261 DOV# 255

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$300,000⁰⁰

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (6024SUM)

Return To: Karen Valerie Knutson, 1621 320th Street, Lorimor, Iowa 50149

Taxpayer Information: Karen Valerie Knutson, 1621 320th Street, Lorimor, Iowa 50149

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Amanda Marie Cox f/k/a Amanda Goodemote f/k/a Amanda Summers f/k/a Amanda Marie Summers**, a single person, Convey(s) a 1/4 interest to **Karen Valerie Knutson**, a single person; 1/4 interest to **Kerry Lee Loving and Ricky Dean Loving**, a married couple as joint tenants with full rights of survivorship and not as tenants in common; 1/4 interest to **Karolyn Opal Jepson and Edward Joseph Jepson, Jr.**, a married couple as joint tenants with full rights of survivorship and not as tenants in common; and 1/4 interest to **Louise Ann Foutch and Kelly Arthur Knutson**, a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "A" located in the West Half of the Southwest Fractional Quarter (W 1/2 SW 1/4) of Section 19, Township 74 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 5.000 acres, as shown in Plat of Survey filed in Book 2004, Page 1958, on April 30, 2004, in the Office of the Recorder, Madison County, Iowa

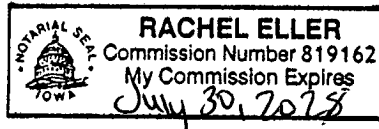


Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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 15, 2025

Amanda M Cox
Amanda Marie Cox

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on July 15, 2025 by **Amanda Marie Cox f/k/a Amanda Goodemote f/k/a Amanda Summers f/k/a Amanda Marie Summers**, a single person.

Rachel Eller
Notary Public in and for said State