

BK: 2025 PG: 1986  
Recorded: 7/30/2025 at 2:00:58.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$543.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Scott Loomis and Taylor Loomis, 2888 280th Trail, St. Charles, IA 50240

**Return Document To:** Scott Loomis and Taylor Loomis, 2888 280th Trail, St. Charles, IA 50240

**Grantors:** David Chico and Joanne Peterson

**Grantees:** Scott Loomis and Taylor Loomis

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Forty Thousand Dollar(s) and other valuable consideration, David Chico and Joanne Peterson, married, husband and wife, do hereby Convey to Scott Loomis and Taylor Loomis, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) of Joanne's Retreat, located in the East Half (½) of the Southeast Quarter (¼) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, 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.

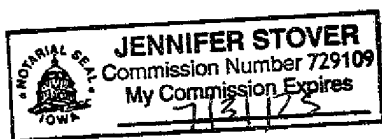
Dated: 7/30/25

David Chico  
David Chico, Grantor

Joanne Peterson  
Joanne Peterson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/30/25 by  
David Chico and Joanne Peterson.



Jennifer Stover  
Signature of Notary Public