



Document 2025 200

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Date 1/22/2025 Time 12:34:57PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$288.00

Rev Stamp# 34 DOV# 33

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$180,250⁰⁰

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

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

¹/₂ **Taxpayer Information:** Nathaniel Banks, 113 N Walnut St., St. Charles, IA 50240

~~1~~ **Return Document To:** Nathaniel Banks, 113 N Walnut St., St. Charles, IA 50240

Grantors: Garrett Thompson and Lance Thompson

Grantees: Nathaniel Banks

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Eighty Thousand Two Hundred Fifty Dollar(s) and other valuable consideration, Garrett Thompson, a single individual, and Lance Thompson, a single individual, do hereby Convey to Nathaniel Banks, the following described real estate in Madison County, Iowa:

The North Half (½) of Lots Three (3) and Four (4) in Block Four (4) of Clanton's Addition of 1888 to the Town of St. Charles, 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.

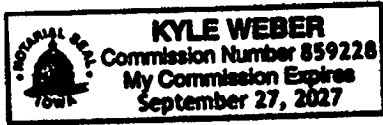
Dated: 1/21/25

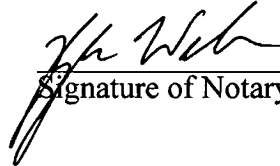

Garrett Thompson, Grantor


Lance Thompson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 21, 2025 by
Garrett Thompson and Lance Thompson.





Signature of Notary Public