



Document 2025 2209

Book 2025 Page 2209 Type 03 001 Pages 2
Date 8/19/2025 Time 10:51:40AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1.167.20
Rev Stamp# 304 DOV# 300
BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN

CHEK

\$730,000⁰⁰

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard & Roth Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Clinton James Gross and Madison Jo Tiedemann, 1360 Vintage Court, Cumming, Iowa 50061

Grantor/Affiant: Brayton T. Weber and Tereca D. Weber

Grantee: Clinton James Gross and Madison Jo Tiedemann

For the consideration of One Dollar(s) and other valuable consideration, Brayton T. Weber and Tereca D. Weber, a married couple, do hereby Convey to Clinton James Gross and Madison Jo Tiedemann, a married couple as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Lot 4 of St. Johns Woods Subdivision, Madison County, Iowa, located in the North Half (1/2) of the Southwest Quarter (1/4) of Section 22, Township 77 North, Range 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.

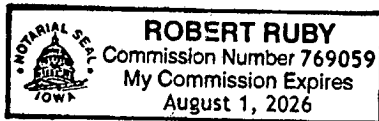
{Signatures and Acknowledgement on Page 2}

Brayton T. Weber 8/15/25
(DATE)

Tereca D. Weber 8/15/25
(DATE)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me this 15th day of August, 2025, by Brayton T. Weber and Tereca D. Weber.



[Signature]
Signature of Notary Public