



Document 2025 2257

Book 2025 Page 2257 Type 03 001 Pages 2
Date 8/22/2025 Time 3:23:45PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$861.60
Rev Stamp# 314 DOV# 310

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$539,000^u

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Irvin Boysen, 3238 Clanton Creek Road, Lorimor, IA 50149

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Andrew Herschberger

Grantees: Irvin Boysen


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

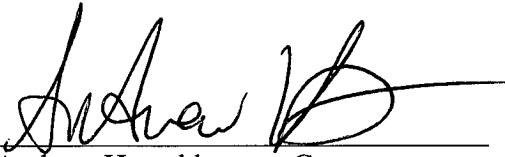
For the consideration of Five Hundred Thirty-Nine Thousand Dollar(s) and other valuable consideration, Andrew Herschberger, single, does hereby Convey to Irvin Boysen, the following described real estate in Madison County, Iowa:

Parcel "B" located in the West Half (½) of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 14.871 acres, as shown in Plat of Survey filed in Book 2022, Page 1989 on July 1, 2022, in the Office of the Recorder of 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.

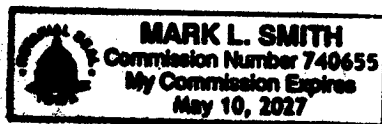
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

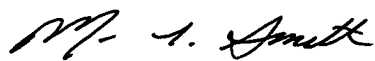
Dated: 8-22-25


Andrew Herschberger, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/22/2025 by
Andrew Herschberger.




Signature of Notary Public