



Document 2025 2335

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 Rev Transfer Tax \$580.80
 Rev Stamp# 326

INDX
 ANNO
 SCAN

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

\$ 363,241⁰⁰

Return To: Jane E. Rosien, P.O. Box 67, Winterset, Iowa 50273-0067

Taxpayer: George J. and Julie R. Potzner, 1684 - 170th Street, Winterset, Iowa 50273

Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,
 Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY

For the consideration of ----Three Hundred Sixty Three Thousand Two Hundred Forty One Dollar(s)---- and other valuable consideration, Larry W. Vowell and Gladys L. Vowell, a Married Couple, do hereby Convey to George J. Potzner and Julie R. Potzner, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "G" located in the South Half (½) of the Northeast Quarter (¼), and in the Northwest Quarter (¼) of the Northeast Quarter (¼), and in the Southeast Quarter (¼) of the Northwest Quarter (¼), and in the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 127.453 acres, as shown in Plat of Survey filed in Book 2018, Page 2956 on September 13, 2018, in the Office of the Recorder of Madison County, Iowa; and,

A 20.00 foot wide ingress-egress easement over part of the said NE¼ and whose centerline is described as follows:

Commencing at the N¼ corner of said Section 8, thence S 89°51'15" E a distance of 541.05' to the point of beginning of said easement; thence S 01°45'06" E a distance of 52.03'; thence S 16°19'27" E a distance of 132.16'; thence S 08°55'53" W a distance of 116.90'; thence S 20°25'27" E a distance of 79.41'; thence S 14°32'44" W a distance of 168.56'; thence S 34°05'15" W a distance of 163.77'; thence S 00°12'30" W a distance of 382.75' to a point of terminus,

also as shown in the Plat of Survey recorded on September 13, 2018, in Book 2018, Page 2956, in the Office of the Recorder of Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract filed for record with the Madison County Recorder's Office on October 1, 2018 in Book 2018 at Page 3171.

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.

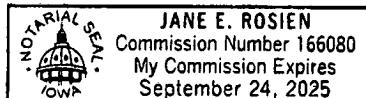
Dated: September 2nd, 2025.

Larry W. Vowell
Larry W. Vowell

Gladys L. Vowell
Gladys L. Vowell

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 2nd, 2025, by Larry W. Vowell and Gladys L. Vowell.



Jane E. Rosien
Signature of Notary Public