



Document 2025 2392

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Date 9/08/2025 Time 10:56:06AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jan M. Welshons, 3221 320th Street, St. Charles, Iowa 50240

Taxpayer: Jan M. Welshons Revocable Trust, 3221 320th Street, St. Charles, Iowa 50240

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jan Marie Welshons and James L. Welshons, Husband and Wife, do hereby Convey to Jan M. Welshons, Trustee of Jan M. Welshons Revocable Trust as to an undivided one-half interest and Jan M. Welshons and James L. Welshons Trustee of the James L. Welshons Revocable Trust as to an undivided one-half interest the following described real estate in Madison County, Iowa:

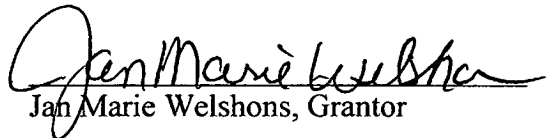
See Description Attached

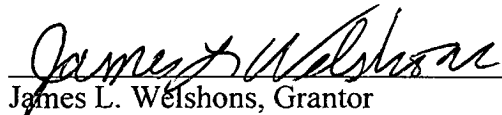
This deed is exempt according to Iowa Code 428A.2(21).

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.

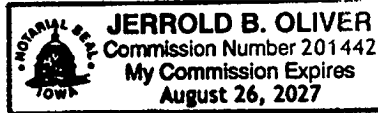
Dated: 8/28/25


Jan Marie Welshons, Grantor


James L. Welshons, Grantor

STATE OF IOWA, COUNTY OF MADISON

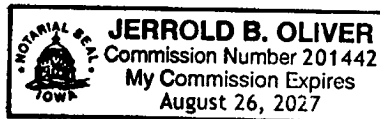
This record was acknowledged before me on Aug 28, 2025 by
Jan Marie Welshons.



Jerrold B. Oliver
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Aug 28, 2025 by
James L. Welshons.



Jerrold B. Oliver
Signature of Notary Public

Lot One (1) of Welshons Woods located in the Northwest Fractional Quarter of the Northwest Quarter of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.