



Document 2025 2459

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Rev Transfer Tax \$1,279.20
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$800,000⁰⁰

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

MFL 18070

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

Taxpayer Information: Dawn M. Lydon and David P. Lydon, 3170 230th Street, St. Charles, IA 50240

Return Document To: Dawn M. Lydon and David P. Lydon, 3170 230th Street, St. Charles, IA 50240

Grantors: Billie B. McKibben and Bonnie J. McKibben

Grantees: Dawn M. Lydon and David P. Lydon

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Seven Hundred Ninety-Nine Thousand Dollar(s) and other valuable consideration, Billie B. McKibben and Bonnie J. McKibben, husband and wife, do hereby Convey to Dawn M. Lydon and David P. Lydon, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The North 50 acres of the West Half (½) of the Northeast Quarter (¼) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT a parcel located in the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Ten (10), containing 5.15 acres, as shown in Plat of Survey filed in Farm Plat Record 1, Page 305, on April 30, 1984 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.

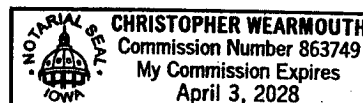
Dated: 9/3/2025

Billie B. McKibben
Billie B. McKibben, Grantor

Bonnie J. McKibben
Bonnie J. McKibben, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on SEPTEMBER 3rd, 2025 by
Billie B. McKibben and Bonnie J. McKibben.



Signature of Notary Public