



Document 2025 2764

Book 2025 Page 2764 Type 03 001 Pages 2
Date 10/15/2025 Time 2:31:45PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$55.20
Rev Stamp# 377

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$35,000⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Randal B. Caldwell, 211 1st Avenue West, P.O. Box 726, Newton, IA 50208, Tel: (641) 792-4160

Taxpayer Information: Patrick E. McClelland - 26420 State Highway Y, Novinger, MO 64559

Return Document To: Randal B. Caldwell, 211 1st Avenue West, P.O. Box 726, Newton, IA 50208

Grantors: Vicky J. McClelland

Grantees: Patrick E. McClelland

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

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WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Vicky J. McClelland, a single person, does hereby Convey to Patrick E. McClelland, the following described real estate in Madison County, Iowa:

Parcel "B" located in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 26.47 acres, as shown in Plat of Survey filed in Book 2012, Page 808 on March 19, 2012, in the Office of the Recorder of Madison County, Iowa.

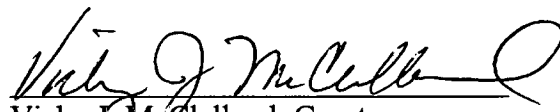
In fulfillment of Contract filed in Book 2023, Page 3166.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

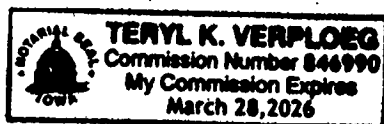
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10/14/2025


Vicky J. McClelland, Grantor

STATE OF IOWA, COUNTY OF JASPER

This record was acknowledged before me on October 14, 2025 by Vicky J. McClelland.




Signature of Notary Public