



Document 2025 2768

Book 2025 Page 2768 Type 03 001 Pages 3
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Rec Amt \$17.00 Aud Amt \$10.00
Rev Transfer Tax \$255.20

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

\$160,000⁰⁰

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: Jon Milledge, 2179 240th Lane, Winterset, IA 50273

Return Document To: Jon Milledge, 2179 240th Lane, Winterset, IA 50273

Grantors: June K. Murphy

Grantees: Jon Milledge and Beth Milledge

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, June K. Murphy, Single, does hereby Convey to Jon Milledge and Beth Milledge, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The West One-third ($\frac{1}{3}$) of the South 120 Rods of the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$), AND all that part of the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) which lies South and West of Middle River and containing 2 acres more or less, AND the East 24 rods and 20 Links of the South 19 Chains of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), AND Lot Three (3) of the subdivision of the Southeast Quarter ($\frac{1}{4}$) as shown by Plat thereof recorded in Deed Record 8, Page 306, of the records of Madison County, Iowa, ALL IN Section Twelve (12); AND the West Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), AND the East One-fourth ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), EXCEPT the North 26 $\frac{2}{3}$ rods of the West 2 rods thereof, in Section Thirteen (13), ALL IN Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND all that part of the North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) in Section Twelve (12), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South and East of Middle River, containing 2.22 acres, more or less.

This Deed is given in full satisfaction of a Real Estate Contract filed April 3, 2007, in Book 2007, Page 1358 of the Recorder's Office of Madison County, Iowa.

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.

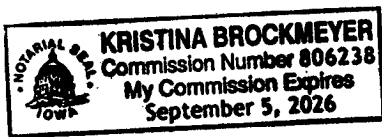
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10-16-25

June K. Murphy
June K. Murphy, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 16, 2025 by
June K. Murphy.



Kristina Brockmeyer
Signature of Notary Public