



Document 2025 335

Book 2025 Page 335 Type 03 001 Pages 2

Date 2/05/2025 Time 12:19:38PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$71.20

Rev Stamp# 52

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$45,000⁰⁰



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Richard J. Murphy, 116 W. Jefferson PO Box 338 Osceola, Iowa 50213

Phone: (642) 342-2712

Taxpayer Information: (Name and complete address)

Jesse and Emily Hamilton 3287 Oriole Ave. Peru, IA 50222

Return Document To: (Name and complete address)

Jesse and Emily Hamilton 3287 Oriole Ave. Peru, IA 50222

Grantors:

Marilyn Hamilton, aka M.A. Hamilton

Grantees:

Jesse Hamilton

Emily Hamilton

Legal description: See Page 2

Document or instrument number of previously recorded documents:

Book 2015- 2422



WARRANTY DEED

For the consideration of _____ one _____ Dollar(s)
and other valuable consideration, Marilyn Hamilton, aka M.A. Hamilton, a single person
_____ do hereby Convey to
Jesse and Emily Hamilton, husband and wife

_____ the following described real estate in

Madison County, Iowa: Parcel "A" in the Southeast Quarter of the Southwest Quarter of Section 28, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa more particularly described as follows:

Commencing at the South Quarter Corner of Section 28, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa; thence North 00°06'39" West 514.69 feet along the East line of the Southwest Quarter of said Section 28 to the Point of beginning; thence South 55°06'40" West 67.04 feet; thence South 59°45'21" West 736.40 feet; thence North 04°02'36" East 511.71 feet; thence North 82°03'31" East 605.23 feet; thence North 87°17'41" East 55.34 feet to a point on the East line of said Southwest Quarter; thence South 00°06'39" East 187.41 feet to the Point of Beginning Containing 5.370 acres including 0.260 acres of County Road right-of-way.

This deed is given in completion of a real estate contract recorded 8/24/2015 in Book 2015, Page 2422.

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 on March 27, 2019.

X Marilyn M A Hamilton
Marilyn Hamilton, aka M.A. Hamilton (Grantor)

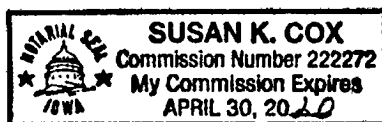
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on March 27, 2019, by Marilyn Hamilton, aka M.A. Hamilton



Susan K. Cox
Signature of Notary Public