



Document 2025 3490

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Rev Transfer Tax \$1.191.20  
Rev Stamp# 474 DOV# 482

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$ 945,000

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Colton J. McConnaha and Elizabeth D. McConnaha, 2846 260th Street, Saint Charles, IA 50240

**Return Document To:** Colton J. McConnaha, 2846 260th Street, Saint Charles, IA 50240

**Grantors:** Cinda Whitten and James Whitten

**Grantees:** Colton J. McConnaha and Elizabeth D. McConnaha

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** BIA 170141MBA



**WARRANTY DEED JOINT TENANCY**

For the consideration of Seven Hundred Forty-Five Thousand Dollar(s) and other valuable consideration, Cinda Whitten and James Whitten, wife and husband, do hereby Convey to Colton J. McConnaha and Elizabeth D. McConnaha, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "N" located in the East 36 acres of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.902 acres, as shown in Plat of Survey filed in Book 2020, Page 3278 on September 1, 2020, in the Office of the Recorder of Madison County, Iowa.

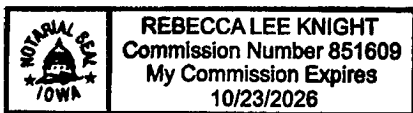
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: X 12-16-2025

X Cinda Whitten  
Cinda Whitten, Grantor

X James Whitten  
James Whitten, Grantor



STATE OF IOWA, COUNTY OF Iowa

This record was acknowledged before me on 12/16/2025 by Cinda Whitten and James Whitten.

Rebecca Lee Knight  
Signature of Notary Public