



Document 2025 508

Book 2025 Page 508 Type 03 001 Pages 2

Date 2/28/2025 Time 3:11:32PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$1,505.60

Rev Stamp# 73 DOV# 77

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$941,304.00

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, Iowa 50273-0067

**Taxpayer:** Garrett Thompson, 2456 Hiatt Apple Trail, Winterset, IA 50273

**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,  
Phone: (515) 462-4912



## WARRANTY DEED

For the consideration of ----Nine Hundred Forty-One Thousand Three Hundred Four Dollar(s)---- and other valuable consideration, Jane E. DeWitt and Russell V. Lenth, a Married Couple, do hereby Convey to Garrett Thompson, the following described real estate in Madison County, Iowa:

**The Northwest Quarter (1/4) of the Southwest Quarter (1/4), and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4), and all that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, lying South of Highway #92; EXCEPT the following described tracts, to-wit:**

1. Parcel "E" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), and containing 1.212 acres, as shown in Plat of Survey filed in Book 2001, Page 1406, on April 10, 2001, in the Office of the Recorder of Madison County, Iowa;

2. A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-five (25), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 272, on October 3, 1991, in the Office of the Recorder of Madison County, Iowa;

3. Parcel "I" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> PM, Madison County, Iowa, containing 10.74 acres, as shown in Plat of Survey filed in Book

2024, Page 182 on January 26, 2024, in the Office of the Recorder of Madison County, Iowa;

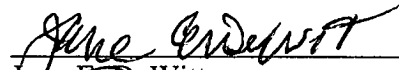
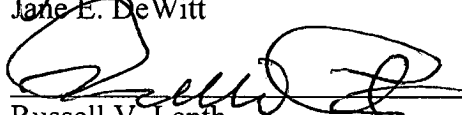
4. Parcel "N" located in the East Half (½) of the Northeast Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> PM, Madison County, Iowa, lying South of the former South line of Iowa Highway 92 and North of the existing Centerline of a Madison County road in the Southeast Quarter (¼) of said Northeast Quarter (¼) and containing 20.96 acres including 3.29 acres of Road Easement, as shown by the Plat of Survey recorded on June 14, 2023, in the Madison County Recorder's Office in Book 2023, Page 1368.

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 Grantee, and Successor(s) 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.

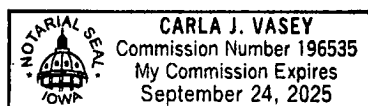
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

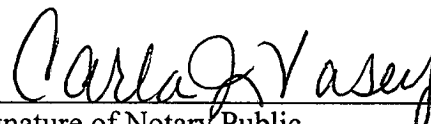
Dated: February 27, 2025.

  
Jane E. DeWitt  
  
Russell V. Lenth

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 27, 2025, by Jane E. DeWitt and Russell V. Lenth.



  
Signature of Notary Public