



Document 2025 64

Book 2025 Page 64 Type 03 001 Pages 2
 Date 1/08/2025 Time 1:35:09PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$2,479.20
 Rev Stamp# 14

INDX
 ANNO
 SCAN
 CHECK

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

\$ 1,550,000.00

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Darrell L. Ford and Shelly L. Ford, 2071 Burr Oak Avenue, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
 Phone: (515) 462-4912

ESB157182



WARRANTY DEED - JOINT TENANCY

For the consideration of ----One Million Five Hundred Fifty Thousand Dollar(s)---- and other valuable consideration, Paul E. Bruett and Cathy J. Bruett, a Married Couple; and, Connie S. Leinen, a Single Person, do hereby Convey to Darrell L. Ford and Shelly L. Ford, 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 Half (½) of the Northeast Quarter (¼) and the Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "A" located in the Southwest Quarter (¼) of the Northeast Quarter (¼), and in the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Twenty-nine (29), containing 4.000 acres, as shown in Plat of Survey filed in Book 2015, Page 2464 on August 26, 2015, in the Office of the Recorder 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. The undersigned hereby relinquish all rights of dower, homestead and distributive share in and to the real estate.

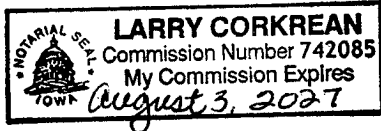
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Jan 4, 2025.

Paul E. Bruett
Paul E. Bruett

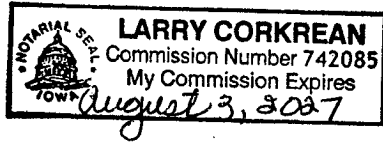
Cathy J. Bruett
Cathy J. Bruett

Connie S. Leinen
Connie S. Leinen



STATE OF IOWA, COUNTY OF MADISON

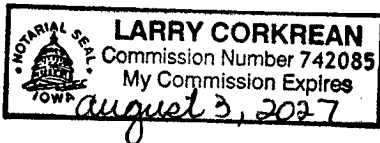
This record was acknowledged before me on January 4, 2025, by Paul E. Bruett.



Larry Corkrean
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

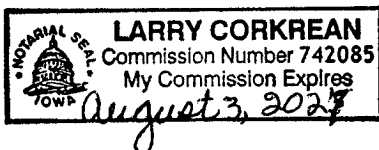
This record was acknowledged before me on January 4, 2025, by Cathy J. Bruett.



Larry Corkrean
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on January 4, 2025, by Connie S. Leinen.



Larry Corkrean
Signature of Notary Public