



Document 2025 792

Book 2025 Page 792 Type 03 001 Pages 2
Date 4/04/2025 Time 10:24:32AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,279.20
Rev Stamp# 111 DOV# 110

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$800,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle A. Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines,
IA 50266-7733, Phone: 515-244-3500

Taxpayer Information: John T. & Gretchen L. Holcomb, 1631 Roseman Bridge Rd.,
Winterset, IA 50273

Return Document To: Kyle A. Kruidenier, 6601 Westown Pkwy STE 200, West Des Moines,
IA 50266-7733

Grantors: Patrick O. Frazier

Grantees: John T. & Gretchen L. Holcomb

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten (\$10.00) Dollar(s) and other valuable consideration, Patrick O. Frazier, unmarried, does hereby Convey to John T. & Gretchen L. Holcomb, husband and wife as joint tenants with full right of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Fractional Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., 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

The Grantor hereby covenants with grantee, and successors in interest, that he holds the real estate by title in fee simple; that he has 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 he covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

Dated: March 31, 2025.

GRANTOR:

By Patrick O. Frazier
Patrick O. Frazier

STATE OF Iowa, COUNTY OF Dallas:

This record was acknowledged before me on March 31, 2025, by Patrick O. Frazier, unmarried.



Kyle Kruidenier
Signature of Notary Public