



Document 2025 978

Book 2025 Page 978 Type 03 001 Pages 2

Date 4/25/2025 Time 3:41:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$71.20

Rev Stamp# 132 DOV# 133

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$45,000.00

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: Josh Gittins and Kelsi Gittins, 300 Dunham Dr., Waukee, IA 50263

Return Document To: Josh Gittins, 300 Dunham Dr., Waukee, IA 50263

Grantors: Gary C. Knight and Rebecca Knight

Grantees: Josh Gittins and Kelsi Gittins

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gary C. Knight and Rebecca Knight, husband and wife, do hereby Convey to Josh Gittins and Kelsi Gittins, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th PM, Madison County, Iowa, containing 2.333 acres, as shown in Amended Plat of Survey filed in Farm Plat Book 2, Page 753 on February 13, 1997.



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.

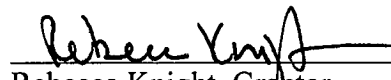
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: 4/23/2025



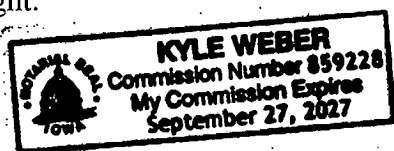
Gary C. Knight, Grantor

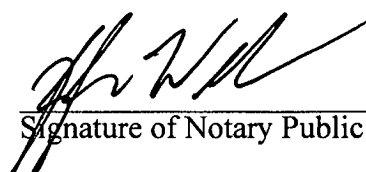


Rebecca Knight, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 23, 2025 by Gary C. Knight and Rebecca Knight.





Signature of Notary Public