



Document 2025 982

Book 2025 Page 982 Type 03 001 Pages 2

Date 4/28/2025 Time 8:09:21AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 135

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$160,000.00

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Jeffery W. Kirk, 3329 Pheasant Run Trail, Peru, IA 50222

Return Document To: Jeffery W. Kirk, 3329 Pheasant Run Trail, Peru, IA 50222

Grantors: Sherry Stuart and James Stuart

Grantees: Jeffery W. Kirk

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Sixty Thousand Dollar(s) and other valuable consideration, Sherry Stuart and James Stuart, Wife and Husband, do hereby Convey to Jeffery W. Kirk, the following described real estate in Madison County, Iowa:

The Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) and East Half of the Southwest Quarter (E $\frac{1}{2}$ SW $\frac{1}{4}$) and Northwest Quarter of the Southwest Quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 33, Township 74 North, Range 27, West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract recorded July 22, 2021, in Book 2021, Page 3063 of the Recorder's Office 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. 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.

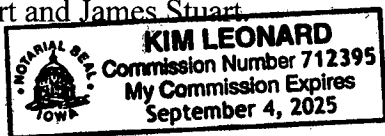
Dated: 4-25-25

Sherry Stuart
Sherry Stuart, Grantor

James Stuart
James Stuart, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on April 25, 2025 by
Sherry Stuart and James Stuart.



Kim Leonard
Signature of Notary Public