



Document 2023 1092

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Date 5/18/2023 Time 10:28:03AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$.80

Rev Stamp# 145 DOV# 145

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$1,000

Return To: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213

Taxpayer: Ivyl Ransom and Katherine Ransom, 700 W. North St., Truro, IA 50257

Preparer: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Phone: 641-342-2157



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, C. Duane Woods and Veronica J. Woods, husband and wife, do hereby Convey to Ivyl Ransom and Katherine Ransom, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract described as commencing 515 feet North of the Southeast Corner of Section 16, thence West 33 feet to the point of beginning, thence West 94 feet, thence North 170.5 feet, thence East 94 feet, thence South 170.5 feet to the place of beginning; all in Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa.

Transfer Tax = \$.80

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: May 16, 2023.

C. Duane Woods
C. Duane Woods, Grantor

Veronica J. Woods
Veronica J. Woods, Grantor

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on May 16, 2023 by
C. Duane Woods and Veronica J. Woods, husband and wife.



Julie A. Haegele
Signature of Notary Public