



Document 2023 2150

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INDX
 ANNO
 SCAN

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

CHEK

\$559,000

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
 Phone No.: 515-453-4607

Mail tax statements and return to:

Jason Tyler Haroldson and Amanda Sue Haroldson, 2330 265th St, Peru, IA 50222

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gary A. Cox, by Ester Mae Cox, as Agent, and Ester Mae Cox, a married couple**, do hereby convey unto **Jason Tyler Haroldson and Amanda Sue Haroldson, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate.

Parcel "A", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-Nine (29), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.000 acres, as shown in amended Plat of Survey filed in Book 2002, Page 5555 on November 13, 2022, in the Office of the Recorder of Madison County, Iowa.

AND

The Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), of said Section Twenty-nine (29), containing 10.000 acres, as shown in Plat of Survey filed in Book 2002, Page ~~5503~~ on October 28, 2002 in the Office of the Recorder of Madison County, Iowa AND EXCEPT Parcel "A", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-nine (29), containing 10.000 acres, as shown in Amended Plat of Survey filed in Book 2002, Page 5555 on November 13, 2002, in the Office of the Recorder of Madison County, Iowa.

*5303
 HAW*

Order No.: 808-26571/BK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that the Grantors 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.

Ester Mae Cox
Ester Mae Cox

Ester Mae Cox POA
Ester Mae Cox

Ester Mae Cox POA
Printed Name

As Agent for
Gary A. Cox

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on _____ by Ester Mae Cox, spouse of Gary A. Cox.

September 1 20 23
Stephanie Wright

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on _____ by Ester Mae Cox, as Agent for Gary A. Cox, spouse of Ester Mae Cox.

September 1 20 23
Stephanie Wright
Notary Public in and for said State

