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BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Charles F. Tibben and Kimberly D. Tibben, 2262 Bevington Park  
Road, St. Charles, IA 50240

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Charles F. Tibben and Kimberly D. Tibben

**Grantees:** Charles F. Tibben and Kimberly D. Tibben

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Charles F. Tibben and Kimberly D. Tibben, husband and wife, do hereby Convey to Charles F. Tibben and Kimberly D. Tibben, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See attached legal description.

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.

**This deed is exempt according to Iowa Code 428A.2(21).**

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.

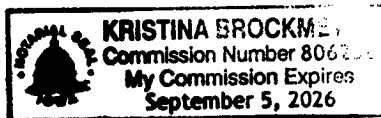
Dated: 10 - 2 - 2023.

Charles F. Tibben  
Charles F. Tibben, Grantor

Kimberly D. Tibben  
Kimberly D. Tibben, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 2, 2023 by Charles F. Tibben and Kimberly D. Tibben.



Kristina Brockmeier  
Signature of Notary Public

Parcel "E" being that part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the West Quarter corner of said Section 1; thence on an assumed bearing of North 82 degrees 37 minutes 18 seconds East, 1310.74 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 43 minutes 24 seconds East, 669.17 feet along the east line of said Northwest Quarter of the Southwest Quarter; thence South 82 degrees 37 minutes 18 seconds West, 1310.77 feet to the west line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 43 minutes 15 seconds West, 669.17 feet to the point of beginning, having an area of 20.00 acres including 0.77 acres of Madison County Road Easement,