



Document 2023 258

Book 2023 Page 258 Type 03 001 Pages 2

Date 2/13/2023 Time 2:27:12PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$21.60

ANNO

Rev Stamp# 30 DOV# 31

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$14,000

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: Jeffrey Brown and Shelly Brown, 917 W. Howard, Creston, IA 50801

EV ¹/₂

Return Document To: Jeffrey Brown, 917 W. Howard, Creston, IA 50801

Grantors: Hidir Ann Lemon

Grantees: Jeffrey Brown and Shelly Brown

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Fourteen Thousand Dollar(s) and other valuable consideration, Hidie Ann Lemon, Single, does hereby Convey to Jeffrey Brown and Shelly Brown, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

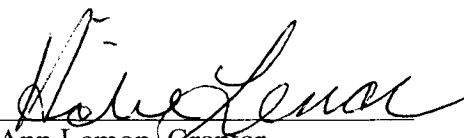
Parcel "A", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.003 acres, as shown in Plat of Survey filed in Book 3, Page 601 on June 15, 2000, in the Office of the Recorder of Madison County, Iowa.



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.

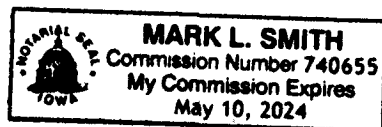
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 2/10/2023


Hidie Ann Lemon, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/10/2023 by
Hidie Ann Lemon.




Signature of Notary Public