



Document 2023 2956

Book 2023 Page 2956 Type 03 001 Pages 2  
Date 12/07/2023 Time 8:02:06AM  
Rec Amt \$12.00 Aud Amt \$10.00 INDX  
Rev Transfer Tax \$1,599.20 ANNO  
Rev Stamp# 419 DOV# 418 SCAN  
BRANDY MACUMBER. COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$ 1,000,000.00

**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 Ken Bellamy and Stephanie Lynn Bellamy, 1834 Limestone  
Lane, Winterset, IA 50273

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

**Grantors:** Franklin Dean Stanley and Earline Marie Stanley

**Grantees:** Jeffrey Ken Bellamy and Stephanie Lynn Bellamy

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of One Million Dollar(s) and other valuable consideration, Franklin Dean Stanley and Earline Marie Stanley, husband and wife, do hereby Convey to Jeffrey Ken Bellamy and Stephanie Lynn Bellamy, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East Half (½) of the Southwest Quarter (¼) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, AND the North One-Fourth (¼) of the Fractional Northeast Quarter (¼) of the Northwest Quarter ¼ of Section Three (3), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., 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.

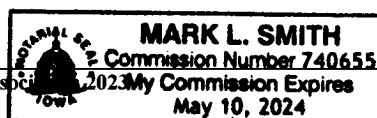
Dated: 12/4/2023.

Franklin Dean Stanley  
Franklin Dean Stanley, Grantor

Earline Marie Stanley  
Earline Marie Stanley, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/4/2023 by  
Franklin Dean Stanley and Earline Marie Stanley.



Mark L. Smith  
Signature of Notary Public