

BK: 2023 PG: 464
Recorded: 3/7/2023 at 2:33:05.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Bradley A. Gibson and Amberly A. Gibson
1995 – 270th Street
Winterset, Iowa 50273

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Bob W. Gibson
Patricia D. Gibson

Grantees:

Bradley A. Gibson
Amberly A. Gibson

Legal Description: See Page 2



WARRANTY DEED – JOINT TENANCY

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **BOB W. GIBSON and PATRICIA D. GIBSON, husband and wife**, do hereby convey to: **BRADLEY A. GIBSON and AMBERLY A. GIBSON, 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:

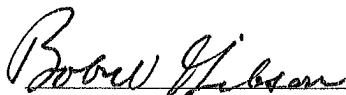
Parcel "E" being part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, and part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, all in Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, as described in Plat of Survey recorded on February 9, 2022, in Book 2022, Page 401, in the Office of the Recorder of Madison County, Iowa, containing 8.601 acres including 0.328 acres of county road right-of-way easement.

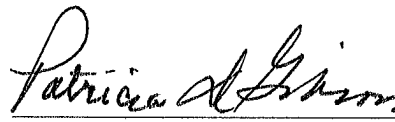
This is a transfer between parents and child for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and Declaration of Value and Groundwater Hazard Statement filing requirements pursuant to Section 428A.2(11), Code of Iowa.

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.

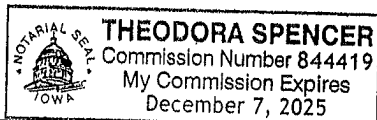
Dated: March 7, 2023.

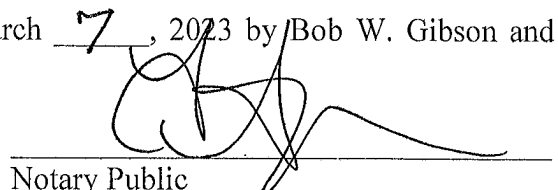

Bob W. Gibson


Patricia D. Gibson

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on March 7, 2023 by Bob W. Gibson and Patricia D. Gibson, husband and wife.




Notary Public