

BK: 2023 PG: 465  
Recorded: 3/7/2023 at 2:33:06.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
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 – 270<sup>th</sup> Street  
Winterset, Iowa 50273

**Return Document To:**

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

**Grantors:**

Bradley A. 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, **BRADLEY A. GIBSON and AMBERLY A. 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:

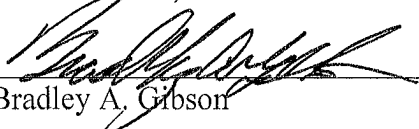
The South Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section 18, Township 74 North, Range 28 West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of said Section 18, containing 18.170 acres, as shown in Plat of Survey filed in Book 2003, Page 42 on January 3, 2003 in the Office of the Recorder of Madison County, Iowa.

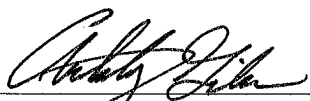
This is a transfer between husband and wife for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa Real Estate Transfer Tax and Declaration of Value and Groundwater Hazard Statement filing requirements pursuant to Section 428A.2(11), Code of Iowa.

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.

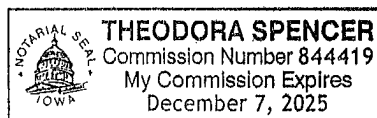
Dated: March 7, 2023.

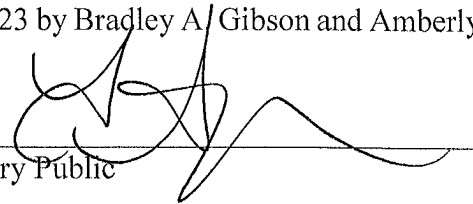
  
\_\_\_\_\_  
Bradley A. Gibson

  
\_\_\_\_\_  
Amberly A. Gibson

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on March 7, 2023 by Bradley A. Gibson and Amberly A. Gibson.



  
\_\_\_\_\_  
Notary Public