



Document 2024 1255

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Date 6/06/2024 Time 3:45:12PM

Rec Amt \$17.00 Aud Amt \$10.00 INDX

Rev Transfer Tax \$2,015.20 ANNO

Rev Stamp# 165 DOV# 171 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$1,260,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Cinda Whitten and James Whitten, 2846 260th Street, St. Charles, IA  
50240

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

**Grantors** Becky Knight Realty, LLC and Patricia A. Egli and Thomas A. Egli

**Grantees:** Cinda Whitten and James Whitten

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of One Million Two Hundred Sixty Thousand Dollar(s) and other valuable consideration Becky Knight Realty, LLC, a limited liability company organized and existing under the laws of Iowa and Patricia A. Egli and Thomas A. Egli, wife and husband, do hereby Convey to Cinda Whitten and James Whitten, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southwest Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Three (3);  
AND the North Half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Ten (10); ALL  
In Township Seventy-four (74) North, Range Twenty-six (26) 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: 6-6-2024.

Becky Knight Realty, LLC, an Iowa limited liability company

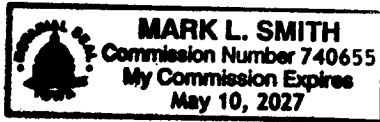
By Rebecca Knight  
Rebecca Knight, Member-Manager

Patricia A. Egli  
Patricia A. Egli, Grantor

Thomas A. Egli  
Thomas A. Egli, Grantor

STATE OF IOWA, COUNTY OF MADISON

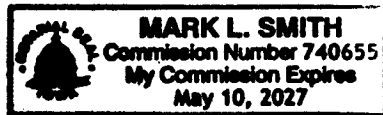
This record was acknowledged before me on 6/6/2024,  
by Rebecca Knight, as Member-Manager, of Becky Knight Realty, LLC a limited liability  
company.



Mr. M. Smith  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/6/2024 by  
Patricia A. Egli and Thomas A. Egli.



Mr. M. Smith  
Signature of Notary Public