



Document 2024 1266

Book 2024 Page 1266 Type 03 001 Pages 2

Date 6/07/2024 Time 12:31:18PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 168 DOV# 174

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 75,000.00

**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: Jan Powell and Pamela Powell, 9477 Aberdare Drive, Indianapolis, IN
46250

Return Document To: Jan Powell, 9477 Aberdare Drive, Indianapolis, IN 46250

Grantors: Jacob John Lupkes and McKenna Jane Lupkes

Grantees: Jan Powell and Pamela Powell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Seventy-Five Thousand Dollar(s) and other valuable consideration, Jacob John Lupkes and McKenna Jane Lupkes, Husband and Wife, do hereby Convey to Jan Powell and Pamela Powell, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "O" located in the North Half (1/2) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.07 acres, as shown in Plat of Survey filed in Book 2024, Page 336 on February 13, 2024, in the Office of the Recorder of 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.

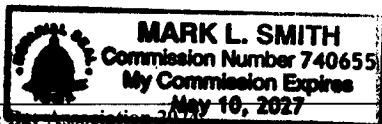
Dated: 6/7/2024

Jacob J. Lupkes
Jacob John Lupkes, Grantor

McKenna Jane Lupkes
McKenna Jane Lupkes, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/7/2024 by Jacob John Lupkes and McKenna Jane Lupkes.



Signature of Notary Public