



Document 2024 1798

Book 2024 Page 1798 Type 03 001 Pages 3

Date 7/29/2024 Time 12:04:14PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$255.20 ANNO

Rev Stamp# 254 DOV# 251 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$160,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

¹/₂ **Taxpayer Information:** Quentin Holtry, 2400 305th St., Peru, IA 50222

E **Return Document To:** Quentin Holtry, 2400 305th St., Peru, IA 50222

Grantors: Jesse Holtry and Rylee Holtry

Grantees: Quentin Holtry

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Sixty Thousand Dollar(s) and other valuable consideration, Jesse Holtry and Rylee Holtry, husband and wife, do hereby Convey to Quentin Holtry, a single individual, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.72 acres, more or less, as shown in Plat of Survey filed in Farm Plat Book 2, Page 448 on March 11, 1994, in the Office of the Recorder of Madison County, Iowa.



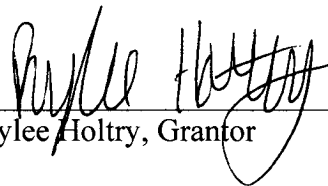
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 7/25/24.



Jesse Holtry, Grantor



Rylee Holtry, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-25-2024 by
Jesse Holtry.



Myles W. Easter
Commission Number
793185
My Commission Expires
11-13-24

Myles W. Easter
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-25-2024 by
Rylee Holtry.



Myles W. Easter
Commission Number
793185
My Commission Expires
11-13-24

Myles W. Easter
Signature of Notary Public