



Document 2024 2217

Book 2024 Page 2217 Type 03 001 Pages 3  
Date 9/12/2024 Time 12:39:40PM  
Rec Amt \$17.00 Aud Amt \$5.00 INDX  
Rev Transfer Tax \$343.20 ANNO  
Rev Stamp# 320 DOV# 314 SCAN  
BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$215,000<sup>00</sup>

**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

MOT153632

<sup>1</sup>/<sub>2</sub> **Taxpayer Information:** Ronald Tilton and Linda Tilton, 818 W. Jefferson Street, Winterset, IA 50273

**Return Document To:** Ronald Tilton, 818 W. Jefferson Street, Winterset, IA 50273

**Grantors:** Gary D. Allen and Shirley A. Allen

**Grantees:** Ronald Tilton and Linda Tilton


**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Fifteen Thousand Dollar(s) and other valuable consideration, Gary D. Allen and Shirley A. Allen, husband and wife, do hereby Convey to Ronald Tilton and Linda Tilton, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the intersection of the South right-of-way of Jefferson Street and the East line of the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty-six (36), and running thence West 8 rods to the Point of Beginning, thence West along the South line of Jefferson Street 90 feet, thence South 132 feet, thence East 90 feet, thence North 132 feet to the Point of Beginning. 

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.

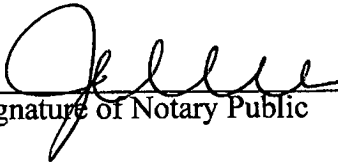
Dated: 9-10-2024.

  
\_\_\_\_\_  
Gary D. Allen, Grantor

  
\_\_\_\_\_  
Shirley A. Allen, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/10/21 by  
Gary D. Allen and Shirley A. Allen.

  
\_\_\_\_\_  
Signature of Notary Public

