



Document 2024 2695

Book 2024 Page 2695 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$319.20 ANNO
Rev Stamp# 386 DOV# 379 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 209,000⁰⁰

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

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

Taxpayer Information: Chase Berry and Faith Berry, 721 E. High St., Winterset, IA 50273

¹/₃
Return Document To: Chase Berry, 721 E. High St., Winterset, IA 50273

Grantors: Margaret Ann Mallgren

Grantees: Chase Berry and Faith Berry

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Thousand Dollar(s) and other valuable consideration, Margaret Ann Mallgren, Single, does hereby Convey to Chase Berry and Faith Berry, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The North 42.41 acres of the West Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.



Grantor reserves the right for an Ingress/Egress Easement over the real property deeded herein for access to her property that she owns to the West. This Easement shall remain in effect for so long as Margaret Ann Mallgren owns any property that abuts the property being deeded herein.

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.

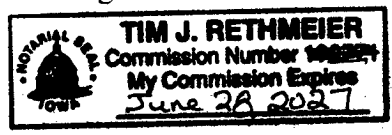
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11-5-24

Margaret Ann Mallgren
Margaret Ann Mallgren, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 5, 2024 by Margaret Ann Mallgren.



856959

Signature of Notary Public