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Rec Amt \$17.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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: John R. McCuddin Tina L. McCuddin 800 E. 1st, Truro, IA 50257

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

Grantors: William L. Brown and Luis Silva Moreno

Grantees: John R. McCuddin and Tina L. McCuddin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, William L. Brown and Luis Silva Moreno, a married couple, do hereby Convey to John R. McCuddin and Tina L. McCuddin, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "P" located in the Southeast Quarter of the Southwest Quarter of Section 15, Township 74 North, Range 26 West of the 5th P.M., City of Truro, Madison County, Iowa, as shown in Plat of Survey dated July 12, 2017, in Book 2017, Page 136 of the Recorder's Office 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.

This deed is exempt according to Iowa Code 428A.2(21).

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:

Jan 28, 2024.

William L. Brown
William L. Brown, Grantor

Luis Silva Moreno
Luis Silva Moreno, Grantor

STATE OF FLORIDA, COUNTY OF LEE

This record was acknowledged before me on
William L. Brown and Luis Silva Moreno.

JAN 28 / 24 by


Signature of Notary Public

