



Document 2024 3102

Book 2024 Page 3102 Type 03 001 Pages 2  
Date 12/20/2024 Time 3:56:02PM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$134.40  
Rev Stamp# 435

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Matthew Harper and Shannon Harper, 2139 Quail Avenue, Afton, IA 50830  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: (515) 462-4912



### WARRANTY DEED - JOINT TENANCY

For the consideration of ---Eighty Four Thousand Two Hundred Seventy Dollar(s)--- and other valuable consideration, John W. Harper and Sandra F. Harper, a Married Couple, do hereby convey to Matthew Harper and Shannon Harper, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

**Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT that part lying North of the Railroad Right-of-Way; and,**

**Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 31, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT that part lying North of the Railroad Right-of-Way;**

**Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT the Railroad Right-of-Way and EXCEPT that part lying North of the Railroad Right-of-Way; and,**

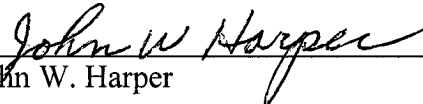
**West 12½ Acres of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 32, Township 74 North, Range 27 West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT the Railroad Right-of-Way and EXCEPT that part lying North of the Railroad Right-of-Way.**

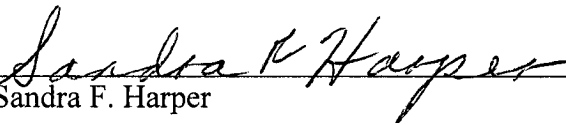
**This deed is in fulfillment of the Real Estate Contract filed for record on July 18, 2016 in the Madison County Recorder's Office in Book 2016 at Page 2069.**

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. The undersigned hereby relinquish 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.

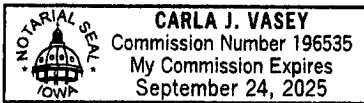
Dated: December 19, 2024.

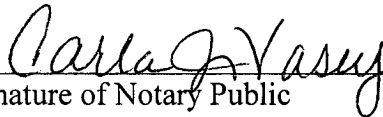
  
\_\_\_\_\_  
John W. Harper

  
\_\_\_\_\_  
Sandra F. Harper

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 19, 2024, by John W. Harper and Sandra F. Harper.



  
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Signature of Notary Public