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Rec Amt \$12.00 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: Mary Frances Jackson and Krystal Price, 212 S. 8th Avenue, Winterset,
IA 50273

Return Document To: Mary Frances Jackson, 212 S. 8th Avenue, Winterset, IA 50273

Grantors: Mary Frances Jackson

Grantees: Mary Frances Jackson and Krystal Price

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, Mary Frances Jackson, Single, does hereby Convey to Mary Frances Jackson and Krystal Price, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Four (4) Block One (1) Adkison's Addition to the Town of Winterset,
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.

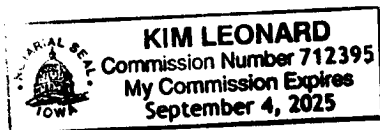
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: February 27, 2024

Mary Frances Jackson
Mary Frances Jackson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 27, 2024 by
Mary Frances Jackson.



Kim Leonard
Signature of Notary Public