



Document 2025 1333

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Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$67.20 ANNO
Rev Stamp# 183 DOV# 179 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

\$42,500⁰⁰

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: James and Cinda Whitten, 2846 260th St., St. Charles, IA 50240

Return Document To: James Whitten, 2846 260th St., St. Charles, IA 50240

Grantors: Becky Knight Realty, LLC, Patricia A. Egli and Thomas M. Egli

Grantees: James Whitten and Cinda Whitten


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of One Dollar(s) and other valuable consideration, Becky Knight Realty, LLC, a limited liability company organized and existing under the laws of Iowa, and Patricia A. Egli and Thomas M. Egli, wife and husband, do hereby Convey to James Whitten and Cinda Whitten, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South 24 rods of the East 33 1/3 rods of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th PM, 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.

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: 5-16-2025.

Becky Knight Realty, LLC, an Iowa limited liability company

By Rebecca Knight, Member-Manager
Rebecca Knight, Member-Manager

Patricia A. Egli
Patricia A. Egli, Grantor

Thomas M. Egli
Thomas M. Egli, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 5-16-2025,
by Rebecca Knight, as Member-Manager, of Becky Knight Realty, LLC a limited liability
company.

Linda K Dutton
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 5-16-2025 by
Patricia A. Egli.

Linda K Dutton
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 5-16-2025 by
Thomas M. Egli.

Linda K Dutton
Signature of Notary Public

