



Document 2025 1678

Book 2025 Page 1678 Type 03 001 Pages 2
Date 7/01/2025 Time 3:49:10PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$255.20
Rev Stamp# 234
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$160,000

Prepared by: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170

Return to: Kyle Weber, PO Box 230, Winterset, IA 52733

Tax Statement to: Andrew Toppin, 732 Tanager Dr SW, Albuquerque, NM 87121

Warranty Deed

For One Dollar and other valuable consideration,

GayLee M. Toppin, a single person (Grantor),

1/3 hereby conveys to

Andrew Toppin, a single person (Grantee),

the following described real estate:

A parcel of land in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Northeast corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, T74W, R28W, Madison County, Iowa; thence along the east line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$, South 00°00'00", 435.53 feet to the point of beginning; Thence continuing along said east line, South 00°00'00", 586.49 feet; thence North 88°50'35" West, 742.87 feet; thence North 00°00'00", 586.40 feet; thence South 88°50'35" East, 742.87 feet to the point of beginning.

SUBJECT TO ALL EASEMENTS OF RECORD

This Warranty Deed is given in fulfillment of a Real Estate Contract between the parties dated 4/26/24 and recorded on 5/1/24 in

Book 2024, Page 912 in the office of the Madison County Recorder.


GayLee M. Toppin to
Andrew Toppin
Warranty Deed
Page two

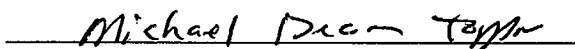
Grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against all lawful claims of all persons except as may be above stated. Each of the grantors 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 singular or plural in number, and as masculine or feminine in gender, according to the context.

Dated: April 26, 2024

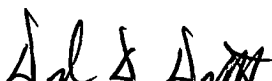
GayLee M. Toppin


Darren Paul Toppin, Agent


Michael Dean Toppin, Agent

State of Iowa; County of Union)

This instrument was acknowledged before me on April 26, 2024 by Darren Paul Toppin and Michael Dean Toppin,
as Agents of GayLee M. Toppin.


Notary Public in and for said State and County

DDD:a20538

