



Document 2025 1705

Book 2025 Page 1705 Type 03 001 Pages 3

Date 7/03/2025 Time 10:51:08AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$287.20

ANNO

Rev Stamp# 239

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$180,000

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Gerald L. Bernholtz, 4400 Stone St., New Virginia, IA 50210

**Return Document To:** Gerald L. Bernholtz, 4400 Stone St., New Virginia, IA 50210

**Grantors:** Jeffrey and Angie Griffiths and Michael and Kelly Griffiths

**Grantees:** Gerald L. Bernholtz

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jeffrey Griffiths and Angie Griffiths, husband and wife, and Michael Griffiths and Kelly Griffiths, husband and wife, do hereby Convey to Gerald L. Bernholtz, the following described real estate in Madison County, Iowa:

**The Northwest Quarter (¼) of the Southeast Quarter (¼) of Section Thirty-four (34), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa.**

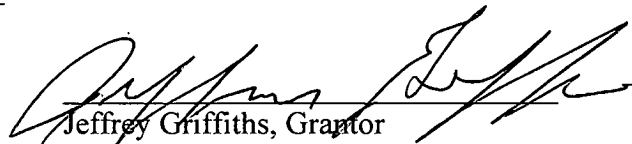


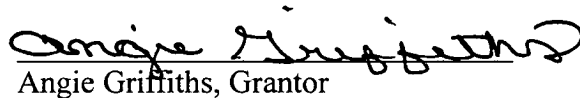
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

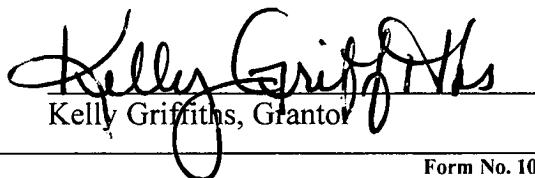
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6-30-25

  
Jeffrey Griffiths, Grantor

  
Angie Griffiths, Grantor

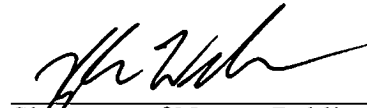
  
Michael Griffiths, Grantor

  
Kelly Griffiths, Grantor

STATE OF IOWA, COUNTY OF MADISON

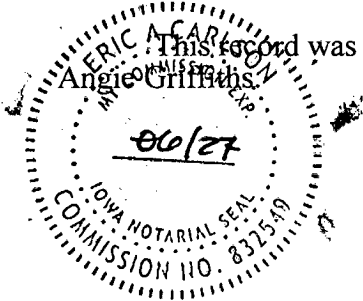
This record was acknowledged before me on June 30, 2025 by  
Jeffrey Griffiths.



  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

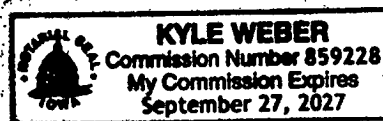
This record was acknowledged before me on JUNE 30<sup>th</sup> / 2025 by  
Angie Griffiths.

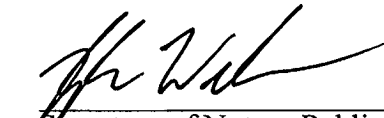


  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

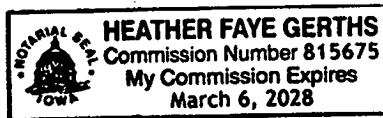
This record was acknowledged before me on June 30, 2025 by  
Michael Griffiths.

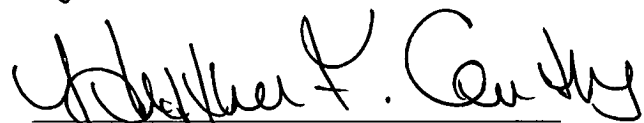


  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 30<sup>th</sup> 2025 by  
Kelly Griffiths.



  
Signature of Notary Public