



Document 2025 2003

Book 2025 Page 2003 Type 03 001 Pages 2

Date 7/31/2025 Time 1:37:45PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$743.20 ANNO

Rev Stamp# 279 DOV# 273 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$465,000<sup>00</sup>

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (FSBO164867)

Return To: Joseph Robert Hitt, 3312 Hwy 92, Prole, IA 50229

Taxpayer Information: Joseph Robert Hitt, 3312 Hwy 92, Prole, IA 50229

MAR167745

1/2

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Bradley G. Lathrop, a single person**, Convey(s) to **Joseph Robert Hitt**, the following described real estate:

**Parcel "A" located in the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 46.52 acres, as shown in Plat of Survey filed in Farm Plat 3, Page 74 on July 28, 1997, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "K located therein, containing 14.04 acres more or less, as shown in Plat of Survey filed in Book 2024, Page 2519 on October 15, 2024, in the Office of the Recorder of Madison County, Iowa.**

Subject to all covenants, restrictions and easements of record.



The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

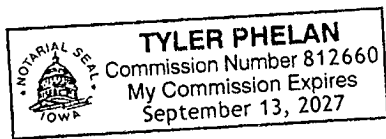
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

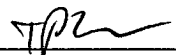
Dated: 7-28-25

  
Bradley G. Lathrop

STATE OF Iowa, COUNTY OF Polk) ss:

This record was acknowledged before me on July 28 2025 by **Bradley G. Lathrop, a single person.**



  
Notary Public in and for said State