

BK: 2025 PG: 2242  
Recorded: 8/21/2025 at 10:20:30.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$368.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Luke Bristow and Heather Bristow, 306 South Court, Cambridge, IA 50046

**Return Document To:** Luke Bristow and Heather Bristow, 306 South Court, Cambridge, IA 50046

**Grantors:** Perry J. Gingerich and Lorene S. Gingerich

**Grantees:** Luke Bristow and Heather Bristow

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Thirty Thousand Thirty-Three Dollar(s) and other valuable consideration, Perry J. Gingerich and Lorene S. Gingerich, husband and wife, do hereby Convey to Luke Bristow and Heather Bristow, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East Half (½) of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Thirty (30), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., 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.

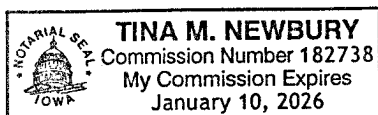
Dated: Aug 19 2025.

Perry J. Gingerich  
Perry J. Gingerich, Grantor

Lorene S. Gingerich  
Lorene S. Gingerich, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on August 19, 2025 by  
Perry J. Gingerich and Lorene S. Gingerich.



Tina M. Newbury  
Signature of Notary Public