



Document 2025 2281

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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$263.20
Rev Stamp# 318 DOV# 314
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

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**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: Ryan Scrivner and Mollie Scrivner, 3325 280th Street, St. Charles, IA 50240

Return Document To: Ryan Scrivner, 3325 280th Street, St. Charles, IA 50240

Grantors: Randy Lee Gray and Sherrie Ellen Gray

Grantees: Ryan Scrivner and Mollie Scrivner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Sixty-Five Thousand Dollar(s) and other valuable consideration, Randy Lee Gray and Sherrie Ellen Gray, husband and wife, do hereby Convey to, Ryan Scrivner and Mollie Scrivner, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

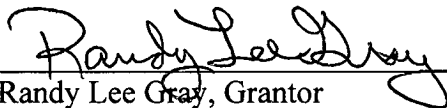
Parcel "E" and Parcel "F" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th PM, City of St. Charles, Madison County, Iowa, containing 0.309 acres and 0.312 acres, respectively, as shown in Plat of Survey filed in Town Plat Record 2, Page 297, on October 18, 1996 in the Office of the Recorder of Madison County, Iowa; AND Parcel "D" located in the Northeast Quarter (¼) of the Northeast Quarter (¼) of said Section Twenty-three (23), City of St. Charles, Madison County, Iowa, containing 0.103 acres, as shown in Plat of Survey filed in Town Plat Record 2, Page 299, on October 18, 1996 in the Office of the Recorder of Madison County, Iowa.

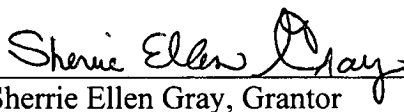
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 08-26-2025


Randy Lee Gray, Grantor


Sherrie Ellen Gray, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on
Randy Lee Gray and Sherrie Ellen Gray.

August 26, 2025 by

Kristina Brockmeyer
Signature of Notary Public

