



Document 2025 2489

Book 2025 Page 2489 Type 03 001 Pages 2
 Date 9/18/2025 Time 12:33:46PM
 Rec Amt \$12.00 Aud Amt \$5.00 INDX
 Rev Transfer Tax \$198.40 ANNO
 Rev Stamp# 345 DOV# 345 SCAN
 BRANDY MACUMBER, COUNTY RECORDER CHEK
 MADISON COUNTY IOWA

✓ \$124,250⁰⁰

Return To: Dennis and Ashley Downing, 1831 Macksburg Rd., Lorimor, IA 50149

Taxpayer: Dennis and Ashley Downing, 1831 Macksburg Rd., Lorimor, IA 50149

Preparer: David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309, Tel: 515-288-2500



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Sean Michael Stratton, single, does hereby Convey to Dennis Downing and Ashley Downing, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in MADISON County, Iowa:

All that part of the Southwest Diagonal Half (1/2) of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being South and East of the center of the channel of Clanton Creek.



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.

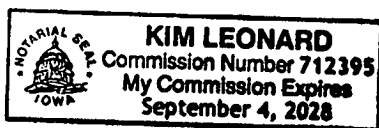
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9/18/25.

Sean Michael Stratton
Sean Michael Stratton, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 18, 2025 by
Sean Michael Stratton, single.



Kim Leonard
Signature of Notary Public