



Document 2025 2569

Book 2025 Page 2569 Type 03 001 Pages 2
Date 9/25/2025 Time 12:49:55PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$287.20 ANNO
Rev Stamp# 353 DOV# 355 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$180,000⁰⁰

**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: Jason Drake and Jennifer Drake, 1001 E. Court Avenue, Winterset, IA 50273

²
~~3~~ **Return Document To:** Jason Drake and Jennifer Drake, 1001 E. Court Avenue, Winterset, IA 50273

Grantors: Joseph D. McDonald

Grantees: Jason Drake and Jennifer Drake


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Eighty Thousand Dollar(s) and other valuable consideration, Joseph D. McDonald, single, does hereby Convey to Jason Drake and Jennifer Drake, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

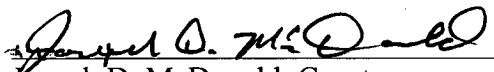
Lot One (1) in Block One (1) of Wm. & Alice Busch Suburban Addition to the Town of Winterset, Madison County, Iowa. 

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.

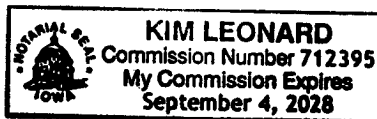
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 24, 2025


Joseph D. McDonald, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 24, 2025 by Joseph D. McDonald.




Signature of Notary Public