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Rec Amt \$12.00 Aud Amt \$15.00

INDX

Rev Transfer Tax \$398.40

ANNO

Rev Stamp# 357 DOV# 360

SCAN

BRANDY MACUMBER. COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$249,500

**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

<sup>1</sup>/<sub>3</sub> **Taxpayer Information:** Jeremy Brown and Danielle Brown, 214 N. Odell Avenue, Peru, IA 50222

~~E~~ **Return Document To:** Jeremy Brown and Danielle Brown, 214 N. Odell Avenue, Peru, IA 50222

**Grantors:** Nicholas A. Fencil

**Grantees:** Jeremy Brown and Danielle Brown

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Forty-Nine Thousand Five Hundred Dollar(s) and other valuable consideration, Nicholas A. Fencil, single, does hereby Convey to Jeremy Brown and Danielle Brown, 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 114 feet of Lot Ten (10) of Sol Odell's Addition to the Town of East Peru, Madison County, Iowa; AND Out Lot Four (4) and the West 80 feet of Out Lot Three (3) of Stewart's Second Addition to the Town of East Peru, Madison County, Iowa; AND the East 80 feet of the West 100 feet of Lot One (1) of Stewart's First Addition to the Town of East Peru, Madison County, Iowa; AND the West 80 Feet of Lots Two (2) through Four (4), inclusive, and the West 64 Feet of Lot Five (5), of said Stewart's First Addition to the Town of East Peru, Madison County, Iowa.



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: 09-23-2025.

  
Nicholas A. Fencil, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9.23.25 by  
Nicholas A. Fencil.



  
Signature of Notary Public