



Document 2025 2650

Book 2025 Page 2650 Type 03 001 Pages 2  
Date 10/01/2025 Time 12:16:15PM  
Rec Amt \$12.00 Aud Amt \$5.00 INDX  
Rev Transfer Tax \$919.20 ANNO  
Rev Stamp# 363 DOV# 366 SCAN  
BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$575,000

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: (515)453-4618

E ✓ Mail tax statements and return document to:  
Michael Leetch and Julie Leetch, 2283 Clark Tower Rd, Winterset, IA 50273

MFL167412

$\frac{1}{2}$

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Roger E. McNeley and Tina McNeley, a married couple**, do hereby convey unto **Michael Leetch and Julie Leetch, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**A tract of land located in the South Half (1/2) of the Southwest Quarter (1/4) of Section Six (6), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.207 acres, as shown in Property Line Retracement Survey filed in Book 2011, Page 314 on January 28, 2011 in the Office of the Recorder of Madison County, Iowa.**

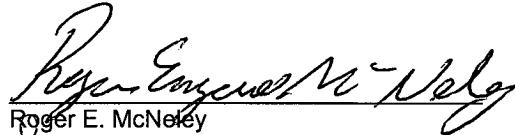


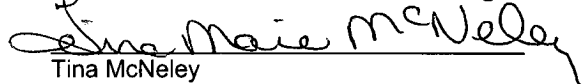
Order No.: 808-32443/BL

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

  
Roger E. McNeley


  
Tina McNeley

STATE OF Iowa )

COUNTY OF Polk )

SS:

This instrument was acknowledged before me on 9/29/2025 by Roger E. McNeley and Tina McNeley, a married couple.

  
Notary Public in and for said State

