



Document 2025 2875

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Date 10/27/2025 Time 12:27:14PM

Rec Amt \$17.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Janette E. Lockey, 1443 US Highway 169, 1443 US Highway 169, Winterset, IA 50273

Taxpayer: Janette E. Lockey *1443 US Hwy 169, Winterset 50273*

Preparer: Jonathan M. Kimple, PO BOX341, Adel, IA 50003, Tel: 5154901883



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Janette E. Lockey, a single person, does hereby Convey to Amelia Lesemann and Daniel Lesemann, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Grantor reserves a LIFE ESTATE INTEREST UNTO HERSELF
in the real estate conveyed herein for the remainder
of her lifetime with the remainder interest therein conveyed to
the above named Grantees as joint tenants.

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
HEREIN BY REFERENCE FOR THE FULL LEGAL DESCRIPTION
OF THE CONVEYED REAL ESTATE.

Locally known as: 1443 US Highway 169, Winterset, IA 50273

This deed is exempt according to Iowa Code 428A.2(11).

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.

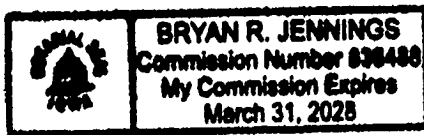
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 22, 2025.

Janette E. Lockey
Janette E. Lockey, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 22, 2025 by
Janette E. Lockey.



Bryan R. Jennings
Signature of Notary Public
Bryan R. Jennings

EXHIBIT "A"

Commencing at the E 1/4 Corner of Section 25-77-28, Madison County, Iowa, thence N. 89 degrees 07' W. 101.7 feet along the S. line of the SE 1/4 NE 1/4 of said Section 25 to Point of Beginning on the W. Right-of-Way line of U. S. Highway 169, thence N. 23 degrees 24' W. 213.8 feet along said Highway R.O.W.; thence N. 40 degrees 25 3/4' W. 46.4 feet along said Highway R.O.W.; thence S. 81 degrees 15' W. 59.3 feet; thence S. 00 degrees 00' 97.3 feet; thence N 90 degrees 00' W. 289.0 feet; thence S. 1 degree 00' W. 118.1 feet to the S. line of said SE 1/4 NE 1/4; thence S. 89 degrees 07' E. along S. line of said SE 1/4 NE 1/4 464.8 feet to Point of Beginning and containing 1.4404 Acres NOTE: The E. line of the NE 1/4 of Section 25-77-28 is assumed to bear due North and South.