



Document 2025 3149

Book 2025 Page 3149 Type 03 001 Pages 3
Date 11/19/2025 Time 11:51:41AM
Rec Amt \$17.00 Aud Amt \$10.00
Rev Transfer Tax \$1,106.40
Rev Stamp# 423 DOV# 425

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: \$692,000⁰⁰ Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Rene Beacom and Mary Beth Beacom, 2201 Bevington Park Rd, Saint Charles, IA 50240

167869 001

P2503203

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Andrew John Jermier, a single person, and Pamela Michelle Jermier, a single person** (the "Grantors"), do hereby convey to **Rene Beacom and Mary Beth Beacom** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "B", located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., and in the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.950 acres, as shown in Amended Plat of Survey filed in Book 3, Page 413 on March 29, 1999, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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

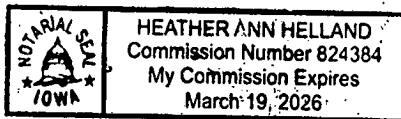
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context

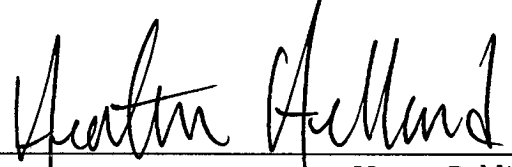
Dated the 5th day of November, 2025.


Andrew John Jermier (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on Nov. 5th, 2025, by Andrew John Jermier.




Notary Public

Pamela Michelle Jermier
Pamela Michelle Jermier (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on Nov. 5th, 2025, by Pamela Michelle Jermier.

Heather Helland
Notary Public

