

BK: 2025 PG: 325
Recorded: 2/5/2025 at 8:03:13.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$463.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**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: Tabatha K. Gibson, and Brooks D. Gibson, 201 Maple Drive, Polk City, IA 50226

Return Document To: Tabatha K. Gibson, and Brooks D. Gibson, 201 Maple Drive, Polk City, IA 50226

Grantors: Gary Knight and Rebecca Knight

Grantees: Tabatha K. Gibson and Brooks D. Gibson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Ninety Thousand Dollar(s) and other valuable consideration, Gary Knight and Rebecca Knight, husband and wife, do hereby Convey to Tabatha K. Gibson and Brooks D. Gibson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:


The Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "C" located therein, containing 11.00 acres, as shown in Amended Plat of Survey filed in Book 2023, Page 2298 on September 20, 2023, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Whitetail Acres Subdivision located therein.

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: 1-24-2025



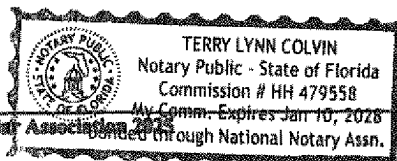
Gary Knight, Grantor



Rebecca Knight, Grantor

STATE OF FLORIDA, COUNTY OF Lee

This record was acknowledged before me on January 24th 2025 by Gary Knight and Rebecca Knight.





Signature of Notary Public