



Document 2025 3267

Book 2025 Page 3267 Type 03 001 Pages 2  
 Date 12/02/2025 Time 10:42:15AM  
 Rec Amt \$12.00 Aud Amt \$5.00  
 Rev Transfer Tax \$63.20  
 Rev Stamp# 443 DOV# 448

BRANDY MACUMBER, COUNTY RECORDER  
 MADISON COUNTY IOWA

\$40,000<sup>00</sup>

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Clinton Eshelman and Kelli Eshelman, 1823 - 225<sup>th</sup> Street, Winterset, IA 50273  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
 Phone: (515) 462-4912



### WARRANTY DEED - JOINT TENANCY

For the consideration of ----- Forty Thousand Dollar(s) ----- and other valuable consideration, Larry W. Alcorn and Cecelia Padora-Alcorn, a Married Couple, do hereby Convey to Clinton Eshelman and Kelli Eshelman, a Married Couple, as Joint Tenants With Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:


**A parcel of land located in the Southeast Quarter (¼) of the Northwest Quarter (¼) and in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Four (4), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P. M., Madison County, Iowa, containing 4.578 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 353, on December 18, 1992 in the Office of the Recorder of Madison County, Iowa, and all of Grantors' right, title and interest in and to an Easement dated April 6, 1994, and filed for record April 7, 1994, in the Madison County Recorder's Office in Deed Record Book 132 at Page 636.**

**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 relinquish 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: November 26, 2025.

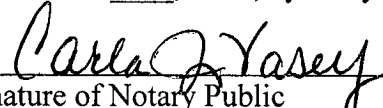
  
Larry W. Alcorn

  
Cecelia Padora-Alcorn

STATE OF IOWA, COUNTY OF MADISON

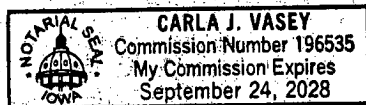
This record was acknowledged before me on November 26, 2025, by Larry W. Alcorn.

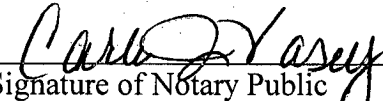


  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 26, 2025, by Cecelia Padora-Alcorn.



  
Signature of Notary Public