



Document 2025 3396

Book 2025 Page 3396 Type 03 001 Pages 2  
Date 12/15/2025 Time 10:52:41AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$255.20  
Rev Stamp# 458 DOV# 465

BRANDY MACUMBER. COUNTY RECORDER  
MADISON COUNTY IOWA

\$160,000<sup>00</sup>

**Return To:** Madison McEnany and Boone Hutton, 102 N. Cherry Street, St. Charles, IA 50240

**Taxpayer:** Madison McEnany and Boone Hutton, 102 N. Cherry Street, St. Charles, IA 50240

**Preparer:** Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Tel: 641-342-2157



### WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Linda Beghtel and Donald L. Beghtel, wife and husband, Debra Deuel and Randy Deuel, wife and husband and Ronald Llewellyn, a single person, does hereby Convey to Madison McEnany and Boone Hutton, 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 Southwest Quarter (¼) of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the intersection of the North line of Main Street in the Town of St. Charles, Madison County, Iowa, with the West line of Cherry Street in said Town, and running thence North 142 feet, thence West 107 feet, thence South 142 feet, thence East to the place of beginning

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.

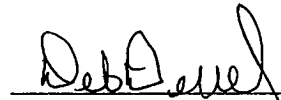
Words and phrases herein, including acknowledgment hereof, shall be construed as in the

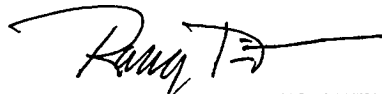
singular or plural number, and as masculine or feminine gender, according to the context.

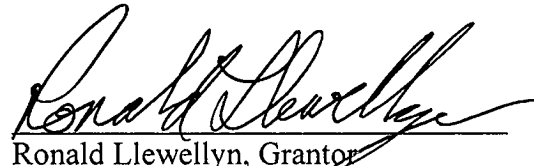
Dated: December 11, 2025.

  
Linda Beghtel, Grantor

  
Donald L. Beghtel, Grantor

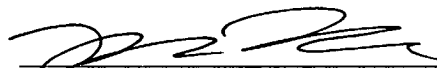
  
Debra Deuel, Grantor

  
Randy Deuel, Grantor

  
Ronald Llewellyn, Grantor

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on 12/11/25 by  
Linda Beghtel and Donald L. Beghtel, wife and husband, Debra Deuel and Randy Deuel, wife  
and husband and Ronald Llewellyn, a single person

  
Signature of Notary Public

