



Document 2025 666

Book 2025 Page 666 Type 03 001 Pages 3

Date 3/21/2025 Time 1:08:03PM

Rec Amt \$17.00 Aud Amt \$15.00

Rev Transfer Tax \$2,679.20

Rev Stamp# 92 DOV# 94

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 1,675,000.00

This instrument prepared by:

ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

LSB158961

Return document to and mail tax statements to:

JOSHUA D. SPENCER AND JAMIE M. SPENCER, 940 SE BLUEGRASS CIRCLE, WAUKEE, IA 50263

$\frac{2}{3}$

WARRANTY DEED

Legal: See Attached

Address: 1399 Hogback Bridge Rd, Earlham, IA 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David J. Elgin and Gayle S. Elgin, husband and wife**, hereby conveys the above-described real estate to **Joshua D. Spencer and Jamie M. Spencer, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

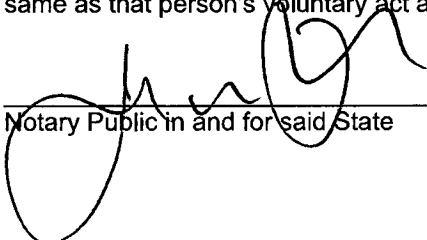
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa)

) SS:

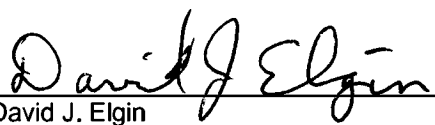
COUNTY OF Polk)

On this day of 3/19/2025 (date), before me the undersigned, a Notary Public in and for said State, personally appeared David J. Elgin and Gayle S. Elgin, husband and wife, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

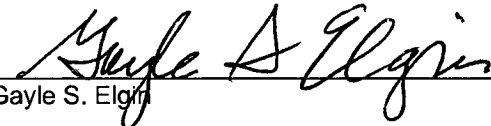


Notary Public in and for said State

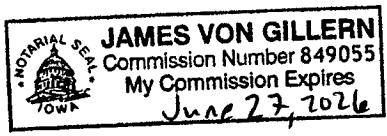
Dated: 3-19, 2025



David J. Elgin



Gayle S. Elgin



LEGAL DESCRIPTION

All that part of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying West of the middle channel of the river, AND the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), AND all that part of the South Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) lying South and West of the middle channel of the river, AND all that part of the South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) lying South and West of the middle channel of the of the river, in Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

All that part of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South of the middle channel of the river, EXCEPT all that part of Parcel "J" located therein, containing 7.08 acres, as shown in Plat of Survey filed in Book 2006, Page 5068, on December 6, 2006 in the Office of the Recorder of Madison County, Iowa;

AND

The North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., EXCEPT Parcel "F" located in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Twenty-seven (27), containing 10.01 acres, as shown in Plat of Survey filed in Book 2023, Page 1236, on June 2, 2023 in the Office of the Recorder of Madison County, Iowa.

