



Document 2025 726

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Date 3/27/2025 Time 11:45:46AM

Rec Amt \$17.00 Aud Amt \$10.00

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**Return To:** Jan M. Welshons, 3221 320<sup>th</sup> Street, St. Charles, Iowa 50240

**Taxpayer:** Jan M. Welshons Revocable Trust, 3221 320th Street, St. Charles, Iowa 50240

**Preparer:** Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jan Marie Welshons and James L. Welshons, Husband and Wife, do hereby Convey to Jan M. Welshons, Trustee of Jan M. Welshons Revocable Trust the following described real estate in Madison County, Iowa:

See Description Attached

**This deed is exempt according to Iowa Code 428A.2(21).**

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: 3/24/25

Jan Marie Welshons, Grantor

James L. Welshons, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 24, 2025 by  
Jan Marie Welshons.




  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 24, 2025 by  
James L. Welshons.



  
Signature of Notary Public

Lots Two (2) and Three (3) of Welshons Woods located in the Northwest Fractional Quarter of the Northwest Quarter of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

And

Parcell "E", Part of Welshons Woods, An Official Plat Now included in and forming a part of Madison County, Iowa as shown in the Plat of Survey recorded in Book 2023 Page 2523 of the Madison County Recorder's Office.

And

The East Three-fourths ( $3/4$ ) of the Southwest Quarter ( $1/4$ ) of the Southwest Quarter ( $1/4$ ) and the West Ten (10) Acres of the Southeast Quarter ( $1/4$ ) of the Southwest Quarter ( $1/4$ ), all in Section Thirty-Five (35), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.