

\$315,000.00

BK: 2025 PG: 86
Recorded: 1/10/2025 at 12:41:54.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$503.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (6016SUM)
Return To: Brian Fennewald, 2813 235th St., Saint Charles, IA 50240
Taxpayer Information: Brian Fennewald, 2813 235th St., Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Thomas James Bradley, a single person**, Convey(s) to **Brian Fennewald**, the following described real estate:

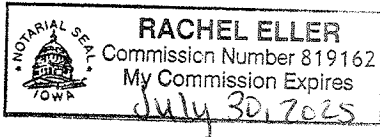
A tract of land located in the South Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southeast corner of the South Half ($\frac{1}{2}$) of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section Seven (7), thence continuing North 378.6 feet, thence North $89^{\circ}58'$ West 368.6 feet, thence South $02^{\circ}14'$ East 403.8 feet to the South line of the Northwest Fractional Quarter ($\frac{1}{4}$) of said Section Seven (7), thence North $86^{\circ}00'$ East 353.8 feet along said South line to the point of beginning, containing 3.2408 acres.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 1-9-25

Thomas James Bradley
Thomas James Bradley

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on January 9, 2025 by **Thomas James Bradley, a single person.**

Rachel Eller
Notary Public in and for said State