

BK: 2026 PG: 131
Recorded: 1/13/2026 at 9:31:37.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$159.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa



WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

William E. Bump, PO Box 366, Stuart, IA 50250, Phone: (515) 523-2843

Taxpayer Information: (Name and complete address)

Shawn Howard Nicholson and Amy Jo Crane, 325 Marshall Street, Dexter, Iowa
50070

Return Document To: (Name and complete address)

William E. Bump, PO Box 366, Stuart, IA 50250

Grantors:

Terry W. Crane
Loretta J. Crane

Grantees:

Shawn Howard Nicholson
Amy Jo Crane

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
Terry W. Crane and Loretta J. Crane, husband and wife,
Shawn Howard Nicholson and Amy Jo Crane, husband and wife,

do hereby Convey to _____ as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Madison County, Iowa:

Parcel "H" and Parcel "K" located in the Southwest Fractional Quarter (SW¹/₄) of the Northwest
Quarter (NW¹/₄) of Section Seven (7), Township Seventy-six (76) North, Range Twenty-eight (28) West
of the 5th P.M., Madison County, Iowa as shown in Plat of Survey filed October 18, 1999 in Book 3 at
Page 498.

This deed is given in satisfaction of one certain unrecorded, Real Estate Contract Installments, and one
certain Memorandum of Agreement (Real Estate Contract) filed January 4, 2016 in Book
2016 Doc. 14.

Notwithstanding any express or implied warranties contained herein, Grantors herein make no express
or implied warranties as to the title subsequent to the date of the above contract.

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 31ST, 2015

Terry W. Crane
Terry W. Crane (Grantor)

Loretta J. Crane
Loretta J. Crane (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ADAIR
This record was acknowledged before me this 31ST day of December, 2015, by
Terry W. Crane and Loretta J. Crane, husband and wife.

William E. Bump
Signature of Notary Public

