

\$475,000.00

BK: 2026 PG: 1585  
Recorded: 6/3/2026 at 12:03:01.0 PM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$759.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Peggy Jo Mason and Donald R. Mason, 3234 Clanton Creek Road, Lorimor, IA 50149

**Return Document To:** Peggy Jo Mason and Donald R. Mason, 3234 Clanton Creek Road, Lorimor, IA 50149

**Grantors:** Owen L. Murray and Trisha Murray

**Grantees:** Peggy Jo Mason and Donald R. Mason

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Owen L. Murray and Trisha Murray, *Single People* do hereby Convey to Peggy Jo Mason and Donald R. Mason, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See attached legal description.

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: 6-1-26

*Owen L. Murray*  
Owen L. Murray, Grantor

*Trisha Murray*  
Trisha Murray, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-1-26 by Owen L. Murray and Trisha Murray.



*Sarah M. Cowman*  
Signature of Notary Public

The North Thirty (30) Acres of the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Twenty-nine (29), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **EXCEPT** Parcel "B" located therein, containing 4.00 acres, as shown in Plat of Survey filed in Book 2016, Page 3346 on November 7, 2016 in the Office of the Recorder, Madison County, Iowa; **AND EXCEPT** Parcel "C" located therein, containing 12.003 acres, more or less, as shown in Plat of Survey filed in Book 2026, Page 680 on March 13, 2026 in the Office of the Recorder, Madison County, Iowa.