



Document 2026 2055

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$295,000⁰⁰

**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

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3 **Taxpayer Information:** Braydon January, 521 West Hutchings, Winterset, IA 50273

6 **Return Document To:** Braydon January, 521 West Hutchings, Winterset, IA 50273

Grantors: Kaitlyn Pletan and Jake Miller

Grantees: Braydon January and Hailey January

Legal Description: See Page 2

^{Wyn 1/59894 mpr}
Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Ninety-Five Thousand Dollar(s) and other valuable consideration, Kaitlyn Pletan and Jake Miller, Wife and Husband, do hereby Convey to Braydon January and Hailey January, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Twelve (12) and the West 32 Feet of Lot Eleven (11) of M.C. Leinard's Addition to Winterset, AND a part of Lot Nine (9) of the Subdivision of part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of said Lot Twelve (12), thence West 8 Feet, thence North 204 1/2 Feet, thence East 8 Feet to the Northwest corner of said Lot Twelve (12), thence South to the point of the Beginning.



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.

See Exhibit 'A' attached. GW Exemption statement.

Dated: 6/28/26

Kait Miller

Kaitlyn Pletan, Grantor
now known as Kaitlyn Miller



Jake Miller

Jake Miller, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-28-26 by
Kaitlyn Pletan and Jake Miller.

Sarah M. Cowman
Signature of Notary Public

EXHIBIT "A"

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.