Document 2026 3255

Book 2026 Page 3255 Pages 2
Date 11/02/2026 Time 12:00:13PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $575.20
Rev Stamp# 403 DOV# 384

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

$360,000

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: Scott S. Chitty, 1838 280th Street, Webster City, IA 50595

Return Document To: Scott S. Chitty, 1838 280th Street, Webster City, IA 50595

Grantors: James Whitten and Cinda Whitten

Grantees: Scott S. Chitty and Michelle C. Chitty

Legal Description: See Page 2

BTA 194166MM

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Sixty Thousand Dollar(s) and other valuable consideration, James Whitten and Cinda Whitten, husband and wife, do hereby Convey to Scott S. Chitty and Michelle C. Chitty, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "O" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 11.153 acres, as shown in Plat of Survey filed in Book 2020, Page 3278 on September 1, 2020, in the Office of the Recorder of Madison County, Iowa.

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: 10/29/2026.

James Whitten, Grantor

Cinda Whitten, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/29/2026 by James Whitten and Cinda Whitten.

NOTARIAL SEAL IOWA

Rebecca Lee Knight
Commission Number 851609
My Commission Expires
9/28/2029

Signature of Notary Public

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