

BK: 2019 PG: 1471
Recorded: 5/21/2019 at 3:13:07.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by: Timothy C. Hogan, Hogan Law Office, 3101 Ingersoll Ave., Suite 103, Des Moines, IA 50312
(515) 279-9059

Return to & Address Tax Statements: Ryan Ransom and Denise Raymond, PO Box 32, Truro, IA 50257

WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration,

IVYL RANSOM AND KATHERINE RANSOM, a married couple,

do hereby convey to

RYAN RANSOM and DENISE RAYMOND,

single persons as joint tenants with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:

Parcel L of that part of the Southeast Quarter of the Southeast Quarter of Section 16,
Township 74 North, Range 26 West of the 5th P.M., City of Truro, Madison County,
Iowa, depicted and described on the Plat of Survey recorded April 8, 2019 as
Document No. 2019-996 in the office of the Recorder for Madison County, Iowa.

This Deed represents a transfer from parents to child without actual consideration and is exempt from transfer tax and the filing of a Declaration of Value and Groundwater Hazard Statement pursuant to Iowa Code Section 428A.2(11).

Grantors do hereby covenant with Grantees and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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: May 20th, 2019.

Ivyl Ransom
IVYL RANSOM

Katherine Ransom
KATHERINE RANSOM

STATE OF IOWA, COUNTY OF Polk:

This record was acknowledged before me on May 20th, 2019, by Ivyl Ransom and Katherine Ransom, a married couple.

By: Colleen Homan
Notary Public



March 2022