

BK: 2025 PG: 1518  
Recorded: 6/16/2025 at 1:35:18.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$631.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (6019SUM)  
**Return To:** Jonathan Lance Sanders, 2923 N John Wayne Drive, Winterset, IA 50273  
**Taxpayer Information:** Jonathan Lance Sanders, 2923 N John Wayne Drive, Winterset, IA 50273

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **William Moothart, a single person**, Convey(s) to **Jonathan Lance Sanders**, the following described real estate:

**Parcel "A" located in the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 440 on February 10, 1994, in the Office of the Recorder of Madison County, Iowa.**

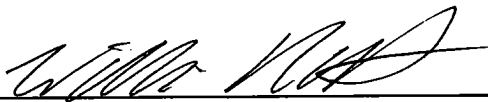
Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

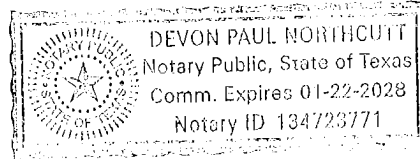
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: 6-6-25

  
William Moothart

STATE OF Texas, COUNTY OF Bexar) ss:

This record was acknowledged before me on 6-10 2025 by **William Moothart, a single person.**



  
Notary Public in and for said State