



Document 2025 2087

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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$215.20 ANNO
Rev Stamp# 293 DOV# 287 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$135,000

WARRANTY DEED
Recorder's Cover Sheet

CASH/6504918K.

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: Jeffrey Kynion Living Trust and Sara Kynion Living Trust, 2941 NE
Brentwood Cir, Grimes, IA 50111

Return Document To: Jeffrey Kynion Living Trust, 2941 NE Brentwood Cir, Grimes, IA
50111

Grantors: Becky Knight Realty, LLC

Grantees: Jeffrey Kynion as Trustee of Jeffrey Kynion Living Trust and Sara Kynion as Trustee
of Sara Kynion Living Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Becky Knight Realty, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Jeffrey Kynion, Trustee of Jeffrey Kynion Living Trust, an undivided one-half interest, and Sara Kynion, Trustee of Sara Kynion Living Trust, an undivided one-half interest, the following described real estate in Madison County, Iowa:

Lot (2) of Timber Creek Estates Subdivision, located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th PM, Madison County, Iowa.



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.

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.

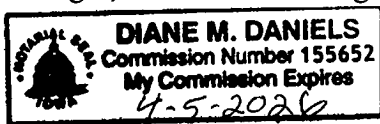
Dated: 8-6-2025.

Becky Knight Realty, LLC, an Iowa limited liability company

By Rebecca Knight member manager
Rebecca Knight, Member-Manager

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on August 6, 2025, by Rebecca Knight, as Member-Manager, of Becky Knight Realty, LLC a limited liability company.



Diane M. Daniels
Signature of Notary Public