

BK: 2025 PG: 2097
Recorded: 8/8/2025 at 1:50:51.0 PM
Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Brian Charles Easter
1888 State Highway 92
Winterset, Iowa 50273

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantor:

Brian Charles Easter

Grantees:

Brian Charles Easter
Melodie Ann Easter

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, **BRIAN CHARLES EASTER** also known as **B. Charles Easter** and **MELODIE ANN EASTER**, husband and wife, do hereby convey to: **BRIAN CHARLES EASTER** and **MELODIE ANN EASTER**, 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:

The West One-half of the Northeast Quarter ($W\frac{1}{2}NE\frac{1}{4}$) of Section 25, and the West One-half of the Southeast Quarter ($W\frac{1}{2}SE\frac{1}{4}$) of Section 24, all in Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

The East One-half of the Southeast Quarter ($E\frac{1}{2}SE\frac{1}{4}$) of Section 24, Township 76 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And

The North One-half of the East Fractional Half of the Northeast Fractional Quarter ($N\frac{1}{2}EFrl.\frac{1}{2}NEFrl.\frac{1}{4}$) of Section 4, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa.

This is a transfer between husband and wife for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11), Code of 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: 6th day of August, 2025.

Brian Charles Easter

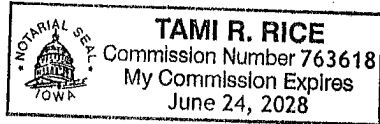
Brian Charles Easter

Melodie Ann Easter

Melodie Ann Easter

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on the 6th day of August, 2025 by Brian Charles Easter and Melodie Ann Easter, husband and wife.



A handwritten signature in cursive script, appearing to read "Tami R. Rice".

Notary Public