

BK: 2025 PG: 2116
Recorded: 8/11/2025 at 12:26:57.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,839.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9560RSS)
Return To: Matthew W. Holeton, 1720 Merriam Ct., WINTERSET, IA 50273
Taxpayer Information: Matthew W. Holeton, 1720 Merriam Ct., WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Timothy L. Kadlec and Lu Ann Palmer Kadlec, a married couple**, do hereby Convey to **Matthew W. Holeton**, the following described real estate:

Lots Three (3), Four (4), and Five (5), of Hillcrest Subdivision, located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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: 7/30/25

Timothy L. Kadlec

Timothy L. Kadlec

Lu Ann Palmer Kadlec

Lu Ann Palmer Kadlec

STATE OF IOWA

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COUNTY OF Polk

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This record was acknowledged before me on July 30, 2025, by Timothy L. Kadlec and Lu Ann Palmer Kadlec, a married couple.

Valerie Harryman

Notary Public in and for said State

