

BK: 2025 PG: 2180  
Recorded: 8/18/2025 at 8:07:13.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$775.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Kimber Robins and Lucas Robins, 608 West Clanton Street, St Charles IA 50240

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Travis Egli and Julie Egli, a married couple** (the "Grantors"), do hereby convey to **Kimber Robins and Lucas Robins** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcels "J" and "K" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, as shown in Plat of Survey filed in Town Plat Record 2, Page 319 on June 19, 1997, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "EE" located in said Parcel "J", containing 0.06 acres, as shown in Plat of Survey filed in Book 2025, Page 1801, on July 15, 2025 in the Office of the Recorder of Madison County, Iowa; AND Parcel "X" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), containing 5,227 square feet, as shown in Plat of Survey filed in Book 2007, Page 4246 on November 27, 2007, in the Office of the Recorder of Madison County, Iowa; AND Parcel "Y" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-three (23), containing 4979 square feet, as shown in Plat of Survey filed in Book 2012, Page 1386 on May 10, 2012, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

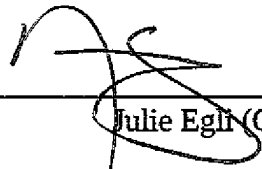
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that 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

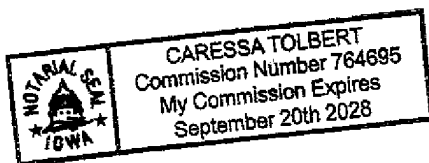
Dated the 15 day of August, 2025.

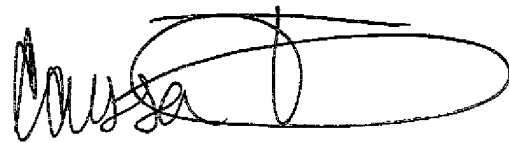
  
\_\_\_\_\_  
Travis Egli (Grantor)

  
\_\_\_\_\_  
Julie Egli (Grantor)

STATE OF Iowa, COUNTY OF Warren

This record was acknowledged before me on August 15<sup>th</sup>, 2025, by Travis Egli and Julie Egli.



  
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Notary Public