

BK: 2025 PG: 2714
Recorded: 10/8/2025 at 9:05:58.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$263.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 5022 Grand Ridge Dr., West Des Moines, IA 50265 515-864-9370

Return To and Taxpayer Information:
Margaret Schmidt, 335 Chestnut N, Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Doris K. Nelson, a single person**, does hereby Convey to **Margaret Schmidt**, the following described real estate:

Lot Three (3) and the South Half (½) of Lot Two (2) in Block One (1) of ACADEMY ADDITION to the Town of Earlham, 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 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.

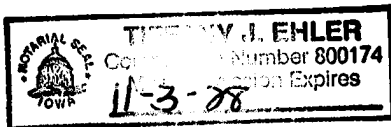
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 10-3-25

Doris K. Nelson
Doris K. Nelson

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on October 3, 2025,
by Doris K. Nelson, a single person.



Timothy J. Ehler
Notary Public in and for said State