



Document 2025 2896

Book 2025 Page 2896 Type 03 001 Pages 2
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Rev Transfer Tax \$455.20
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$285,000⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Kathleen Renae Johnston, 18000 335th Lane, Earlham, IA 50072

Return Document To: Kathleen Renae Johnston, 18000 335th Lane, Earlham, IA 50072

Grantors: Marvin Eugene Scadden, Jr. and Carol Jean Scadden

Grantees: Kathleen Renae Johnston

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

61018186



WARRANTY DEED

For the consideration of Two Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Marvin Eugene Scadden, Jr. and Carol Jean Scadden, a married couple, do hereby Convey to Kathleen Renae Johnston, the following described real estate in Madison County, Iowa:

Lot B and the East 66.02 feet of the North 35 feet of Lot C of the Subdivision of the East 133 feet of Lot One (1) of Depot Addition to the City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 1, Page 257 on May 19, 1982, in the Office of the Recorder of Madison County, Iowa; AND the North 135 feet of Lot Eleven (11) of said Depot Addition.



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.

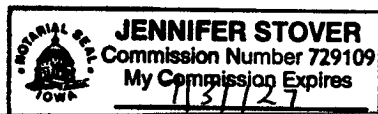
Dated: 10-24-25.

Marvin Eugene Scadden, Jr., Grantor

Carol Jean Scadden, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/24/25 by Marvin Eugene Scadden, Jr. and Carol Jean Scadden.


Signature of Notary Public