

BK: 2025 PG: 2906
Recorded: 10/29/2025 at 10:35:14.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

PREPARED BY and RETURN TO: Matt Molettiere, 13815 FNB Pkwy #440, Omaha, NE 68154, 402-401-4409
TAX STATEMENT TO: Douglas and Kayla Reynolds, Trustees, 1031 Hull Court, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, Doug Reynolds a/k/a Douglas E. Reynolds and Kayla Reynolds a/k/a Kayla D. Reynolds, husband and wife, Grantors, hereby convey to Douglas E. Reynolds and Kayla D. Reynolds, Trustees of the Douglas E. Reynolds Living Trust dated October 24, 2025, and any amendments thereto, Grantees, the following legally described real estate, located in Madison County, Iowa:

The North 812 feet of the South 1,421 feet of the West Half (1/2) of the Northeast Quarter (1/4) of Section One (1), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPTING THEREFROM the North 11.8 acres of the West 783.5 feet thereof.

EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)
Less than \$500 or No Consideration

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


Doug Reynolds a/k/a Douglas E Reynolds, Grantor


Kayla Reynolds a/k/a Kayla D. Reynolds, Grantor

STATE OF IOWA)
) ss.
COUNTY OF MADISON)

Witness my hand and official seal.



Notary Public

