

BK: 2025 PG: 2977
Recorded: 11/5/2025 at 8:09:29.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$388.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
JAKE BIGELOW AND CRYSTAL BIGELOW, 2089 270TH ST, WINTERSET, IA 50273

WARRANTY DEED

P2603553

Legal: Parcel "A" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County Iowa containing 5.196 acres, as shown in Plat of Survey filed in Book 2, Page 458 on April 6, 1994, in the Office of the Recorder of Madison County, Iowa.

Address: **2089 270th St, Winterset, IA 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Stacy Christiansen, a single person and Lisa Gregerson and William Gregerson, a married couple**, hereby conveys the above-described real estate to **Jake Bigelow and Crystal Bigelow, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Iowa)

) SS:

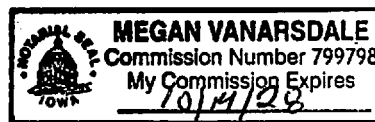
COUNTY OF Polk)

On this day of 10/28/2025 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Stacy
Christiansen, a single person, to me known to be
the identical person(s) named in and who
executed the foregoing instrument and
acknowledged that the person executed the
same as that person's voluntary act and deed.

Megan Vanarsdale
Notary Public in and for said State

Dated: 10/28/2025

Stacy Christiansen
Stacy Christiansen



STATE OF Iowa)

) SS:

COUNTY OF Polk)

On this day of 10/28/2025 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Lisa
Gregerson and William Gregerson, a married
couple, to me known to be the identical person(s)
named in and who executed the foregoing
instrument and acknowledged that the person
executed the same as that person's voluntary act
and deed.

Megan Vanarsdale
Notary Public in and for said State

Dated: 10/28/2025

Lisa Gregerson
Lisa Gregerson

William Gregerson
William Gregerson

