



Document 2025 2983

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$300,000⁰⁰

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2385BHGRE)
Return To: Stacy L. Dennis, 2385 Holliwell Bridge Blvd, Winterset, IA 50273
Taxpayer Information: Stacy L. Dennis, 2385 Holliwell Bridge Blvd, Winterset, IA 50273

HSF167730-MDK
P2502517

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Doug Strickler and Mary Strickler, a married couple**, Convey(s) to **Stacy L. Dennis**, the following described real estate:

Parcel "E" located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.17 acres, as shown in Plat of Survey filed in Book 2014, Page 1661 on July 11, 2014, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 10/30/25

[Signature]

Doug Strickler

[Signature]

Mary Strickler

STATE OF Iowa, COUNTY OF Warren) ss:

This record was acknowledged before me on October 30th 2025 by **Doug Strickler** and **Mary Strickler**, a married couple.



[Signature]
Notary Public in and for said State