



\$70,000

BK: 2025 PG: 3007
Recorded: 11/7/2025 at 3:02:52.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$111.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9735RSS)
Return To: John Hansen, 501 Bentler St, Houghton, IA 52631
Taxpayer Information: John Hansen, 501 Bentler St, Houghton, IA 52631

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Adam Van Wyk and Graciela Van Wyk, a married couple**, do hereby Convey to **John Hansen**, the following described real estate:

Lot Two (2) of WALNUT COVE ESTATES SUBDIVISION PLAT NO. 1, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77), Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

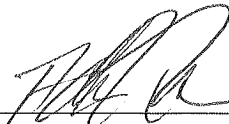
Subject to all covenants, restrictions and easements of record.

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: 11/05/25


Adam Van Wyk

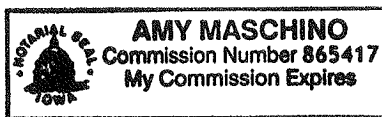

Graciela Van Wyk

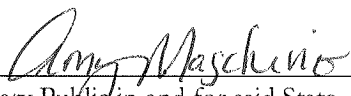
STATE OF Iowa

COUNTY OF Polk

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This record was acknowledged before me on November 5, 2025, by Adam Van Wyk and Graciela Van Wyk, a married couple.




Notary Public in and for said State