

BK: 2025 PG: 3130
Recorded: 11/18/2025 at 3:23:00.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$7.13
Combined Fee: \$29.13
Revenue Tax: \$199.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: James W. Mailander, 694 Main Street, P.O. Box 305, Anita, IA 50020,
Tel: (712) 762-3844

Taxpayer Information: Jason and Jennifer Fagan, 35585 H Ave., Earlham, IA 50072

Return Document To: James W. Mailander, 694 Main Street, P.O. Box 305, Anita, Iowa 50020

Grantors: Adam Smith and Gentry Smith

Grantees: Jason Fagan and Jennifer Fagan

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Adam Smith and Gentry Smith, husband and wife, do hereby Convey to Jason Fagan and Jennifer Fagan, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in Lot Three (3) in Block Nine (9) of the original Town of Earlham, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 37 feet North of the Southeast corner of said Lot Three (3), and running thence West 50 feet, thence North 3 feet, thence West to the intersection of the right of way of the C.R.I. & P. Ry. Co., thence in a Northwesterly direction along said right of way to the alley, thence North 16½ feet, thence East 145 feet to the East line of said Lot, thence South 20 feet to the point of beginning.

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.

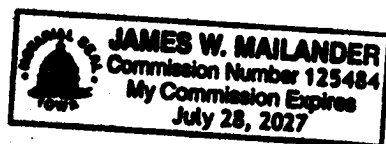
Dated: Nov. 17, 2025.

Adam Smith, Grantor

Gentry Smith, Grantor

STATE OF IOWA, COUNTY OF CASS

This record was acknowledged before me on Nov 17, 2025 by Adam Smith and Gentry Smith, husband and wife.


Signature of Notary Public

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.