

BK: 2025 PG: 3139

Recorded: 11/19/2025 at 9:35:32.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$1,519.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Prepared by: Timothy C. Hogan, Hogan Law Office, 1717 Ingersoll Ave, Ste 200, Des Moines, IA 50309
(515) 279-9059

Return to & Address Tax Statements: Jeffrey A. and Julie A. Dunn, 2500 140th St, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One Dollar(s) (\$1.00) and other valuable consideration, **Kevin L. Henter**, a single person, does hereby convey to **Jeffrey A. Dunn and Julie A. Dunn**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the real estate situated in Madison County, Iowa, and described in **Exhibit "A"**.

A groundwater hazard statement accompanies this deed pursuant to Iowa Code section 558.69.

Grantor does hereby covenant 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.

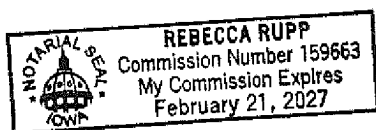
Dated Nov 18, 2025.



Kevin L. Henter

STATE OF IOWA, COUNTY OF POLK, ss:

This record was acknowledged before me on Nov 18, 2025, by Kevin L. Henter, a single person.



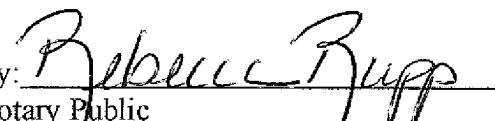
By: 
Notary Public

EXHIBIT "A"

Parcel "B", being the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 39.88 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 779 on April 25, 1997, in the Office of the Recorder of Madison County, Iowa.