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Rev Transfer Tax \$1,459.20
Rev Stamp# 432 DOV# 434

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

✓ **Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Justin Keating, 2533 Oriole Avenue, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: 515-462-4912

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WARRANTY DEED

For the consideration of -----Nine Hundred Twelve Thousand Four Hundred Eighty Dollars----- and other valuable consideration, Garnalee Chandler and Stephen J. Chandler, a Married Couple, do hereby convey to Justin Keating, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



The Grantors hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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.

Words and phrases herein, including the acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: November 20, 2025.

Garnalee Chandler
Garnalee Chandler

Stephen J. Chandler
Stephen J. Chandler

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 20, 2025, by Garnalee Chandler and Stephen J. Chandler.



Lori Ann Ryner
Signature of Notary Public