

BK: 2025 PG: 3337  
Recorded: 12/8/2025 at 2:16:57.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: 515-453-4771

Mail tax statements and return document to:  
Randy Marlin, 3335 228th Ln, Saint Charles, IA 50240

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## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Geary H. Elliott and Jill C. Elliott, a married couple**, do hereby convey unto **Randy Marlin, a single person**, the following described real estate:

**The Southeast Quarter (¼) of the Northwest Quarter (¼); AND all that part of the Northeast Quarter (¼) of the Southwest Quarter (¼) lying and being North of former Chicago, Great Western Railroad Company right of way; ALL IN Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa; EXCEPT all that part of a tract located therein, containing 9.8107 acres, as shown in Farm Plat Record 1, Page 320, on January 31, 1985 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT the East 40 feet of the South 1000 feet of said Northeast Quarter (¼) of the Southwest Quarter (¼).**

### NO REVENUE DUE

Companion Warranty Deed to the Warranty Deed filed December 8, 2025, in Book 2025, Page 3327 in the Madison County Recorder's office.

Order No.: 808-32934/MM

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

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

Geary H. Elliott  
Geary H. Elliott  
Jill Elliott  
Jill C. Elliott

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on 12-01 2025 by Geary H. Elliott and Jill C. Elliott, a married couple.

Helen Marie Turner  
Notary Public in and for said State

