

BK: 2025 PG: 3357

Recorded: 12/10/2025 at 8:37:19.0 AM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$1,152.80

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: David C. Pulliam, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (3595RSS)

Return To: Amanda R. Pilcher and Jacob M. Pilcher, 1447 Warren Avenue, CUMMING, IA 50061

Taxpayer Information: Amanda R. Pilcher and Jacob M. Pilcher, 1447 Warren Avenue, CUMMING, IA 50061

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Komodor Homes, LLC a/k/a Komondor Homes, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa, does hereby Convey to **Amanda R. Pilcher and Jacob M. Pilcher, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The South Half (1/2) of the South Half (1/2) of the Southeast Quarter (1/4) of the Northeast Fractional Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants 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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12/5/25

Komodor Homes, LLC a/k/a Komondor Homes, LLC, an Iowa Limited Liability Company

By: Alison Frank

Alison Frank
Printed Name

managing member
Title

STATE OF Iowa

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COUNTY OF POIK

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This record was acknowledged before me on 12/6/2025, by Alison Frank
as Managing member of Komodor Homes, LLC a/k/a Komondor Homes, LLC, an Iowa Limited Liability
Company.

Keyleigh Ferrari
Notary Public in and for said State

