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Rev Transfer Tax \$519.20
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 325,000

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (9409RE)

Return To: Ronald M. Lyon, 1642 Valley View Avenue, Van Meter, IA 50261

Taxpayer Information: Ronald M. Lyon, 1642 Valley View Avenue, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Howard O. Elliott, Jr., a single person**, does hereby Convey to **Ronald M. Lyon, a married person**, the following described real estate:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

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: 12/18/2025

Howard O. Elliott, Jr.

STATE OF IOWA)
)ss:
COUNTY OF POIK)

This record was acknowledged before me on 12/18/2025, by Howard O. Elliott, Jr., a single person.

Notary Public in and for said State

