

BK: 2026 PG: 1044  
Recorded: 4/15/2026 at 10:18:02.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,359.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To & Taxpayer:** Brent A. & Teresa M. Voss, 33464 Delta Trail, Dexter, IA 50070  
Preparer: John D. Twillmann, 222 E. Market Street, Box 127, Panora, IA 50216, Tel: 641-755-2131



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mitzi S. Fleming and Chad M. Fleming, married couple, do hereby Convey to Brent A. Voss and Teresa M. Voss, as a husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The West Fractional Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Three (3), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT the right of way of the Chicago, Rock Island, and Pacific Railway Company; AND EXCEPT  $4\frac{1}{2}$  acres of land described as commencing at the Southeast corner of said tract and running thence West on the South line thereof to the Southwest corner of said tract, thence North 18 rods, thence in a straight line to the point of beginning; AND EXCEPT a parcel of land located in the Northwest Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of said Section Three (3), containing 16.125 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 395, on May 25, 1993, in the Office of the Recorder of Madison County, Iowa, subject to and together with any and all easements, covenants, and restrictions of record.

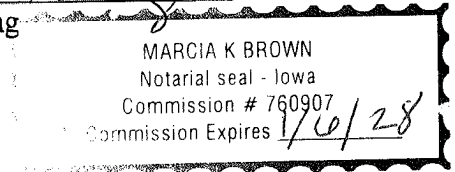
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: April 15, 2026.

Mitzi S. Fleming  
Mitzi S. Fleming

Chad M. Fleming  
Chad M. Fleming



STATE OF IOWA, COUNTY OF Monroe

This record was acknowledged before me on April 9, 2026 by  
Mitzi S. Fleming.

Marcia K Brown  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Monroe

This record was acknowledged before me on April 9, 2026 by  
Chad M. Fleming.

Marcia K Brown  
Signature of Notary Public

