



Document 2026 1071

Book 2026 Page 1071 Type 03 001 Pages 2
Date 4/17/2026 Time 1:37:07PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$331.20
Rev Stamp# 118

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Billy J. Mallory, 12012 Ridgmont Drive, URBANDALE, IA 50323,
Tel: (515) 444-8519

Taxpayer Information:

Return Document To: Billy J. Mallory, 12012 Ridgmont Drive, URBANDALE, IA 50323

Grantors: Anthony M. Wenck, a single person and Sara Lancaster, a single person, as Joint Tenants with Full Rights of Survivorship

Grantees: Emily J. Marshall and Paul F. Marshall, Wife and Husband, as Joint Tenants with Full Rights of Survivorship

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Dollar(s) and other valuable consideration, Anthony M. Wenck and Sara Lancaster, do hereby Convey to Emily J. Marshall and Paul F. Marshall, Wife and Husband, as Joint Tenants with Full Rights of Survivorship, the following described real estate in Madison County, Iowa:

Parcel "F", a part of the West 60 acres of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.03 acres, as shown in Plat of Survey filed in Book 2015, Page 3774 on December 22, 2015, in the Office of the Recorder of Madison County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This conveyance is made in fulfillment of that certain Real Estate Contract – Installments executed by and between Anthony M. Wenck and Sara Lancaster, as Sellers and Emily J. Marshall and Paul F. Marshall as Buyers which contract was filed of record in Madison County Iowa, on November 3, 2025, in Book 2025, Page 2945,

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: 4-13-26

[Signature] Anthony M. Wenck, Grantor

[Signature] Sara Lancaster, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 4/13/2026 by Anthony M. Wenck, a single person and Sara Lancaster, a single person.

[Signature] Notary Public

