

BK: 2026 PG: 1083  
Recorded: 4/20/2026 at 11:10:05.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$759.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

**Preparer Information:** Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** William Gass and Jessica Gass, 2352 Bevington Park Road, St. Charles, IA 50240

**Return Document To:** William Gass and Jessica Gass, 304 B St SW, Box 422, Melcher, Iowa 50163

**Grantors:** Patricia J. Downs

**Grantees:** William Gass and Jessica Gass

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Patricia J. Downs, single, does hereby Convey to William Gass and Jessica Gass, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT all that part of Parcel "E" located therein, as shown in Plat of Survey filed in Book 2025, Page 2814, on October 21, 2025 in the Office of the Recorder of Madison County, Iowa.

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 16, 2026.

Patricia J. Downs
Patricia J. Downs, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 16, 2026 by Patricia J. Downs.

Toni Marie Tindle
Signature of Notary Public

