

BK: 2026 PG: 1155
Recorded: 4/27/2026 at 8:47:01.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$215.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
JEROME LEYHE, LOT 8 HOGUE SUBDIVISION, NORWALK, IA 50211

WARRANTY DEED

Legal: Lot Eight (8) of HOGUE SUBDIVISION, an official plat of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Patrick Wayne Telgen and Amanda Mary Telgen, a married couple**, hereby conveys the above-described real estate to **Jerome Leyhe**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

STATE OF Texas)

) SS:

COUNTY OF Dallas)

On this day of 04/19/2026 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Patrick
Wayne Teigen and Amanda Mary Teigen, a
married couple, to me known to be the identical
person(s) named in and who executed the
foregoing instrument and acknowledged that the
person executed the same as that person's
voluntary act and deed.

Almohit S. Hossain

Notary Public in and for said State

Dated: April 19th, 2026

Patrick Wayne Teigen

Patrick Wayne Teigen

Amanda Mary Teigen

Amanda Mary Teigen

09/10/2029

Electronically signed and notarized online using the Proof platform.



Almohit Safat Hossain

ID NUMBER

135531829

COMMISSION EXPIRES

September 10, 2029