

BK: 2026 PG: 1172  
Recorded: 4/28/2026 at 8:51:25.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$703.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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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:  
ANDREW DEEN AND CASSANDRA DEEN, 812 N 8TH AVE, WINTERSSET, IA 50273

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### WARRANTY DEED

Legal: Lot Seven (7) of Replat of Corkrean & Watts Addition, Plat No. 1, City of Winterset, Madison County, Iowa.

Address: **812 N 8th Ave, Winterset, IA 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Erik John Stuekerjuergen, a single person and Lyndzy Renee Bishop, a single person**, hereby conveys the above-described real estate to **Andrew Deen and Cassandra Deen, as joint tenants with full rights of survivorship and not as tenants in common**.

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 Travis )

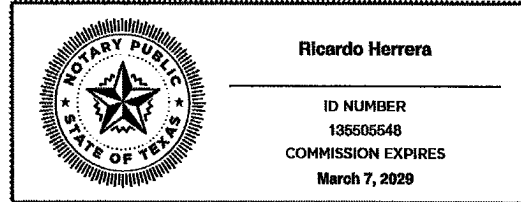
Dated: 04/15/2026

On this day of 04/15/2026, before me the undersigned, a Notary Public in and for said State, personally appeared Erik John Stuekerjuergen, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Erik John Stuekerjuergen  
Erik John Stuekerjuergen



Notary Public in and for said State  
03/07/2029



Electronically signed and notarized online using the Proof platform.

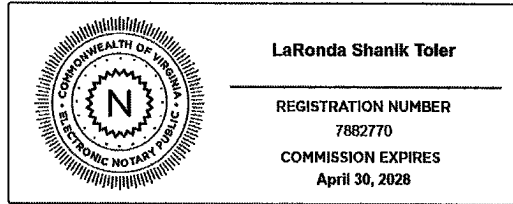
STATE OF Virginia )  
 ) SS:  
COUNTY OF Henrico )

Dated: 04/22/2026

On this day of 04/22/2026, before me the undersigned, a Notary Public in and for said State, personally appeared Lyndzy Renee Bishop, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Lyndzy Renee Bishop  
Lyndzy Renee Bishop

LaRonda Shank Toler  
Notary Public in and for said State



Notarized remotely online using communication technology via Proof.