



Document 2026 1187

Book 2026 Page 1187 Type 03 001 Pages 3

Date 4/28/2026 Time 2:51:32PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$791.20

Rev Stamp# 130 DOV# 121

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$495,000

Preparer: Danielle Guisinger, 5022 Grand Ridge Dr., West Des Moines, IA 50265 515-864-9370

Return To and Taxpayer Information:

Kim Rae Shiner, 2055 170th Ct., WINTERSET, IA 50273

F10174257

P2661163

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jeffrey C. Harryman & Marilou R. Harryman, both single persons**, do hereby Convey to **Kim Rae Shiner and Darryl Scott Shiner**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Seven (7) of BENNETT FARMS SUBDIVISION located in the North Half (1/2) of the Northeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

AND

Parcel "G", a part of Lot Eight (8) of BENNETT FARMS SUBDIVISION, located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 2.07 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3089 on October 2, 2017, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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

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 23, 2026

Signed by Black Knight ESP-OccVidly: 2028-04-23 20:34:29 EDT
Jeffrey C. Harryman

Jeffrey C. Harryman

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on April 23, 2026
by Jeffrey C. Harryman, a single person

BROOKE GILLUM
Notarial Seal
State of Iowa
Commission Number 731120
My Commission Expires Oct. 20, 2028

Signed by Black Knight ESP-OccVidly: 2028-04-23 20:17:58 EDT


Notary Public in and for said State

Notarial Act Performed by Audio visual communication

