

BK: 2026 PG: 1194  
Recorded: 4/29/2026 at 1:41:39.0 PM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$399.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To & Taxpayer:** Zachary J. Schreck and Delaney A. Kyriss, 445 5th Street, Earlham, IA 50072  
**Preparer:** John D. Twillmann, 222 E. Market Street, Box 127, Panora, IA 50216, Tel: 641-755-2131

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Heather Nielsen, a single person, does hereby Convey to Zachary J. Schreck, a single person, and Delaney A. Kyriss, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Eight (8) of Eivin's Addition-Plat Two, in the Town of Earlham, Madison County, Iowa, subject to and together with any and all easements, covenants, and restrictions 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: 4/27/26 . Heather Nielsen  
Heather Nielsen

STATE OF IOWA, COUNTY OF GUTHRIE

This record was acknowledged before me on April 27, 2026 by Heather Nielsen.



Johanne Godwin  
Signature of Notary Public