

BK: 2026 PG: 1197
Recorded: 4/29/2026 at 2:14:00.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Darren A. Brown
3356 – 192nd Street
Dexter, Iowa 50070

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Robert E. Brown
Marla J. Brown

Grantees:

Darren A. Brown

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, ROBERT E. BROWN and MARLA J. BROWN, husband and wife, do hereby convey to: DARREN A. BROWN, the following described real estate in Madison County, Iowa:

Parcel "E" located in the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section 32, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 5.92 acres, as shown in Plat of Survey filed in Book 2026, Page 1065, in the Office of the Recorder of Madison County, Iowa.

This is a transfer from parents to child for monetary consideration for less than \$500.00; therefore, this transfer is exempt from the Iowa Real Estate transfer tax and declaration of value and ground water hazard statement filing requirements pursuant to Section 428A.2 (11), Code of 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.

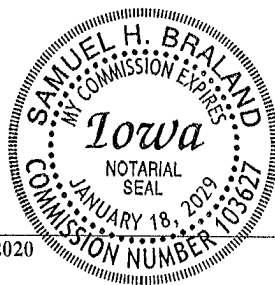
Dated: 29 day of April, 2026.

Robert E. Brown signature and name

Marla J. Brown signature and name

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on the 29th day of April, 2026 by Robert E. Brown and Marla J. Brown, husband and wife.



Notary Public signature