

BK: 2026 PG: 1457
Recorded: 5/26/2026 at 8:18:54.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,071.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Adam Doll, 1009 Main Street, Adel, IA 50003-1454, Tel: 515-697-4282

Taxpayer Information: Bryce McIlravy and Shelby McIlravy, 1368 Old Portland Rd., Van Meter, IA 50261

Return Document To: Adam Doll, 1009 Main Street, Adel, Iowa 50003-1454

Grantors: Douglas L. Winkowitsch and Kara D. Winkowitsch

Grantees: Bryce McIlravy and Shelby McIlravy

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Douglas L. Winkowitsch and Kara D. Winkowitsch, husband and wife, do hereby Convey to Bryce McIlravy and Shelby McIlravy, the following described real estate in Madison County, Iowa:

Parcel "E", a part of the existing Parcel "C", located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6.39 acres, as shown in Plat of Survey filed in Book 2006, Page 3457 on August 22, 2006, in the Office of the Recorder of Madison County, 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.

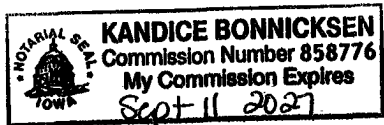
Dated: May 20, 2026

Douglas L. Winkowitsch
Douglas L. Winkowitsch, Grantor

Kara D. Winkowitsch
Kara D. Winkowitsch, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on May 20, 2026 by Douglas L. Winkowitsch and Kara D. Winkowitsch.



Kandice Bonnicksen
Signature of Notary Public