

\$285,000

BK: 2026 PG: 1499
Recorded: 5/28/2026 at 10:17:32.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$455.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Coleman Hessenius and Bailey Harding, 410 North 6th Street, Winterset, IA 50273

Return Document To: Coleman Hessenius and Bailey Harding, 410 North 6th Street, Winterset, IA 50273

Grantors: Charles Rognes and Jamie Rognes

Grantees: Coleman Hessenius and Bailey Harding

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Charles Rognes and Jamie Rognes, husband and wife, do hereby Convey to Coleman Hessenius, single, and Bailey Harding, single, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South 67 feet of the North 202 feet of Lot Eleven (11) of Depot Addition; AND the South 25 feet of Lot "C" and the North 42 feet of Lot "D" of the Subdivision of the East 133 feet of Lot One (1) of the Depot Addition to the City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Town Plat Record 1, Page 257 on May 19, 1982, in the Office of the Recorder of Madison County, Iowa.

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.

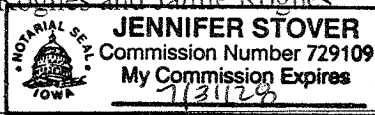
Dated: 05/26/2026

[Signature]
Charles Rognes, Grantor

[Signature]
Jamie Rognes, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5/26/26 by Charles Rognes and Jamie Rognes



[Signature]
Signature of Notary Public