



Document 2026 1541

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$324.00

Rev Stamp# 172 DOV# 161

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$203,000<sup>e</sup>

**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

<sup>1</sup>/<sub>2</sub> **Taxpayer Information:** Colton J. McConnaha and Elizabeth D. McConnaha, 2846 260th St., St.  
Charles, IA 50240

<sup>1</sup>/<sub>2</sub> **Return Document To:** Colton J. McConnaha, 2846 260th St., St. Charles, IA 50240

**Grantors:** Cinda Whitten and James Whitten

**Grantees:** Colton J. McConnaha and Elizabeth D. McConnaha

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

BIA 187775 mhz



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Three Thousand Dollar(s) and other valuable consideration, Cinda Whitten and James Whitten, Wife and Husband, do hereby Convey to Colton J. McConnaha and Elizabeth D. McConnaha, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East 36 acres of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty (30) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcels "N" and "O", located therein, containing 9.902 acres and 11.153 acres, respectively, both as shown in Plat of Survey filed in Book 2020, Page 3278 on September 1, 2020, 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: May 28, 2026

Cinda Whitten
Cinda Whitten, Grantor

James Whitten
James Whitten, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 28, 2026 by Cinda Whitten and James Whitten.

Kristina Brockmeyer
Signature of Notary Public

