

\$800,000.00

BK: 2026 PG: 1558  
Recorded: 6/2/2026 at 8:34:10.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,279.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Travis Conder and Regan Conder, 2869 Saint Charles Rd, Saint Charles, IA 50240

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **William A. Ahrens and Linda J. Ahrens, a married couple** (the "Grantors"), do hereby convey to **Travis Conder and Regan Conder, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

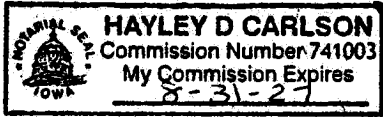
The East Half (½) of the Northeast Quarter (¼) of Section Eighteen (18), in Township Seventy-five (75) North, of Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "D" located therein, as shown in Plat of Survey filed in Farm Plat Record 3, Page 330 on October 7, 1998 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E" located therein, as shown in Plat of Survey filed in Farm Plat Record 3, Page 471 on June 24, 1999 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT 6.25 acres conveyed for use of a Public Highway as shown in Warranty Deed filed December 31, 1968 in Deed Record 96, Page 307 of the records of Recorder of Madison County, Iowa; AND EXCEPT Parcel "L" located therein, containing 15.28 acres, as shown in Plat of Survey filed in Book 2020, Page 2855, on August 6, 2020 in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 27<sup>th</sup>, 2026.



Bill Ahrens  
William A. Ahrens (Grantor)

Linda Ahrens  
Linda J. Ahrens (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on May 27<sup>th</sup>, 2026, by William A. Ahrens and Linda J. Ahrens.

[Signature]  
Notary Public