

\$335,000.00

BK: 2026 PG: 1575
Recorded: 6/3/2026 at 9:52:30.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$535.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
ELLEN SPELHAUG AND LOGAN SCHUMACHER, 3111 155TH STREET, CUMMING, IA 50061

WARRANTY DEED

P2500449

Legal: A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 1.000 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 130 on November 1, 1988, in the Office of the Recorder of Madison County, Iowa.

Address: 3111 155th Street, Cumming, IA 50061

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John Wills and Lindsey Cheevers n/k/a Lindsey Wills, a married couple**, hereby conveys the above-described real estate to **Ellen Spelhaug, a single person and Logan Schumacher, a single person, as joint tenants with full rights of survivorship and not as tenants in common**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Texas)
) SS:
COUNTY OF Montgomery)

On this day of 05/18/2026 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared John
Wills and Lindsey Cheevers n/k/a Lindsey Wills,
a married couple, to me known to be the identical
person(s) named in and who executed the
foregoing instrument and acknowledged that the
person executed the same as that person's
voluntary act and deed.

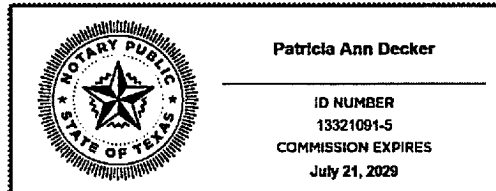
Patricia Ann Decker
Notary Public in and for said State

Dated: May 18th, 2026

John Wills
John Wills

Lindsey Wills
Lindsey Cheevers n/k/a Lindsey Wills

07/21/2029



Electronically signed and notarized online using the Proof platform.