

BK: 2026 PG: 1695
Recorded: 6/10/2026 at 3:14:46.0 PM
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County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$383.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$240,000.00

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Spencer L Davis, 114 N 8th Ave, Winterset IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration **Adrian Eggers and Hannah Eggers, a married couple** (the "Grantors"), do hereby convey to **Spencer L Davis, a single person** (the "Grantee"), the following described real estate:

Commencing at a point 6 rods South of the South line of Jefferson Street in the City of Winterset, on the East line of the Southwest Quarter of Section 36, and running thence West 8 rods, thence South 5 rods, thence East 8 rods, thence North 5 rods to the place of beginning, being a part of the Northeast Quarter of the Southwest Quarter of Section 36 in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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 Grantee, 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 June 3rd, 2026.



[Signature]
Adrian Eggers (Grantor)

[Signature]
Hannah Eggers (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on June 3rd, 2026, by Adrian Eggers and Hannah Eggers.

[Signature]
Notary Public