



Document 2026 1839

Book 2026 Page 1839 Pages 2
Date 6/22/2026 Time 12:12:33PM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$751.20
Rev Stamp# 218 DOV# 206

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$470,000

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:

TRAVIS WILLIAM LINCOLN AND HILLARY RAE LINCOLN, 300 GRANT STREET W, MACKSBURG, IA 50155

WARRANTY DEED

202504405

Legal: Parcel "B" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Nine (9), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., City of Macksburg, Madison County, Iowa, containing 10.897 acres, as shown in Plat of Survey filed in Book 2, Page 348 on April 9, 1998 in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "C", located therein, containing 0.475 acres, as shown in Plat of Survey filed in Book 2004, Page 3588 on August 2, 2004, in the Office of the Recorder of Madison County, Iowa, and EXCEPT Parcel "E", being a part of Parcel "B", located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Nine (9), Township Seventy-Four (74) North, Range Twenty-Nine (29) West of the 5th P.M., City of Macksburg, Madison County, Iowa, containing 0.10 acres, as shown in Plat of Survey filed in Book 2025, Page 2405 on September 9, 2025, in the Office of the Recorder of Madison County, Iowa.

AND

Lots One (1) through Nine (9) in Block Three (3) of W.O. LEE's ADDITION to the Town of Macksburg, Madison County, Iowa, AND the North Half (½) of the vacated alley in Block Three (3) lying South of said Lots One (1) through Nine (9).

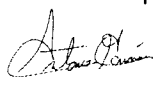
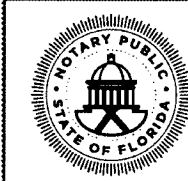
Address: **300 Grant Street W, Macksburg, IA 50155**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Lane Jeffrey Smith and Karol Smith, a married couple**, hereby conveys the above-described real estate to **Travis William Lincoln and Hillary Rae Lincoln, a married couple**, 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 <u>Florida</u>)) SS: COUNTY OF <u>Broward</u>) On this day of <u>06/12/2026</u> (date), before me the undersigned, a Notary Public in and for said State, personally appeared Lane Jeffrey Smith and Karol Smith, 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.  Antonio Garcia Online Notary Notary Public in and for said State	Dated: <u>06/12/2026</u>, 2026  Lane Jeffrey Smith  Karol Smith  ANTONIO GARCIA Notary Public - State of Florida Commission # HH 597522 Expires on September 30, 2028 Commission Expires: 09/30/2028 Commission No.: HH 597522
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Notarized remotely online using communication technology via Proof.