

\$250,000

BK: 2026 PG: 1953
Recorded: 6/30/2026 at 11:57:27.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$399.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Colton and Jennifer Mills, 325 NW Lynn Avenue, Earlham, IA 50072
Taxpayer: Colton and Jennifer Mills, 325 NW Lynn Avenue, Earlham, IA 50072
Preparer: Dawn Van Wyk Takekawa, 1610 SW Main Street, Ste. 207, Ankeny, IA 50023
Tel: (515) 964-2000



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration Zoey M. Clayton, a single person and Morgen E. Abbas, a single person, do hereby Convey to Colton Mills and Jennifer Mills, a married couple, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (½) of Lot Two (2) in Block Nine (9) of WILSON'S ADDITION to the Town of Earlham, 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 grantor 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 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.

Dated: 6/26/26

[Handwritten Signature]
Zoey M. Clayton, Grantor

[Handwritten Signature]
Morgen E. Abbas, Grantor

STATE OF Iowa, COUNTY OF Dallas

This record was acknowledged before me on June 24, 2026 by Zoey M. Clayton and Morgen E. Abbas.

[Handwritten Signature]
Signature of Notary Public

