

BK: 2026 PG: 1989
Recorded: 7/2/2026 at 10:49:06.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$137.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information:

Katie Lynn- Howell Franck
1329 Heritage Avenue
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

Grantors:

Nancy E. Howell

Grantees:

Katie Lynn-Howell Franck

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$86,213.00 and no/100ths----- Dollars and other valuable consideration, **NANCY E. HOWELL, a single person**, does hereby convey to: **KATIE LYNN-HOWELL FRANCK**, the following described real estate in Madison County, Iowa:

Parcel "C" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Corrected Plat of Survey filed in Book 2023, Page 545 on March 16, 2023, in the Office of the Recorder of Madison County, Iowa.

This deed is given in fulfillment of a real estate contract by and between the Grantor and Grantee dated November 7, 2022 and recorded on November 8, 2022 in Book 2022, Page 3248, in the Office of the Recorder of Madison County, Iowa, and amended by Amendment to Real Estate Contract recorded on August 9, 2023 in Book 2023, Page 1857, in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors 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 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.

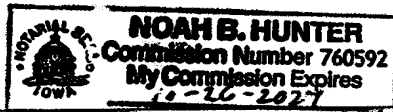
Dated: June 12, 2026.

Nancy E Howell

Nancy E Howell

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on June 12, 2026 by Nancy E. Howell, a single person.



Noah B Hunter

Notary Public