

BK: 2026 PG: 1990
Recorded: 7/2/2026 at 10:49:25.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
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
Travis D. Franck
1329 Heritage Avenue
Earlham, Iowa 50072

Return Document To:

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

Grantors:

Katie Lynn-Howell Franck

Grantees:

Katie Lynn-Howell Franck
Travis D. Franck

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$1.00 and no/100ths----- Dollars and other valuable consideration, KATIE LYNN-HOWELL FRANCK and TRAVIS D. FRANCK, wife and husband, do hereby convey to: KATIE LYNN-HOWELL FRANCK and TRAVIS D. FRANCK, wife and husband, as joint tenants with full rights of survivorship, and not as tenants in common, 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 is a transfer between husband and wife for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

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.

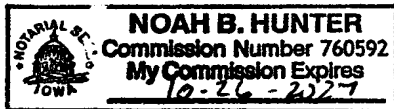
Dated: June 12, 2026.

[Signature]
Katie Lynn-Howell Franck

[Signature]
Travis D. Franck

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on June 12, 2026 by Katie Lynn-Howell Franck and Travis D. Franck, wife and husband.



[Signature]
Notary Public