

\$640,000.00

BK: 2026 PG: 2036
Recorded: 7/8/2026 at 9:14:41.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,023.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6597ROGI)

Return To: Gabe Hull and Sydney Ruth-Metha Hull, 2223 Holliwell Valley Court, Winterset, IA 50273

Taxpayer Information: Gabe Hull and Sydney Ruth-Metha Hull, 2223 Holliwell Valley Court, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Tracy Lynne Herrick and Jeffrey Alan Herrick, a married couple**, do hereby Convey to **Gabe Hull and Sydney Ruth-Metha Hull, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Seven (7) of HOLLIWELL VALLEY SUBDIVISION, located in the Northeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 6/26/2026



Tracy Lynne Herrick
Tracy Lynne Herrick

Jeffrey Alan Herrick
Jeffrey Alan Herrick

STATE OF Iowa)
COUNTY OF Madison) ss:

This record was acknowledged before me on June 26, 2026, by Tracy Lynne Herrick and Jeffrey Alan Herrick, a married couple.

Melissa Luann Hatchitt
Notary Public in and for said State