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Book 2026 Page 209 Type 03 001 Pages 2
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 190,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:
515-462-3731

Taxpayer Information: Blaine Lowden and Deann Harvey-Lowden, 2530 190th Trail,
Winterset, IA 50273

Return Document To: Blaine Lowden and Deann Harvey-Lowden, 2530 190th Trail,
Winterset, IA 50273

Grantors: Marvin D. Cox and Denise Cox

Grantees: Blaine Lowden and Deann Harvey-Lowden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Ninety Thousand Dollar(s) and other valuable consideration, Marvin D. Cox and Denise Cox, husband and wife, do hereby Convey to Blaine Lowden and Deann Harvey-Lowden, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lots 5 and 6 in Block 13 of the Original Town of Winterset, Madison County, Iowa.

This deed is given in full satisfaction of a Real Estate Contract filed January 13, 2017, in Book 2017, Page 148 of the Recorder's Office of 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 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: January 19, 2026

Marvin D. Cox, Grantor

Denise Cox, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on

January 19, 2026 by Marvin D. Cox and Denise Cox.

Kristina Brockmeyer, Signature of Notary Public

