



Document 2026 2143

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Date 7/16/2026 Time 2:12:07PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$135.20
Rev Stamp# 265 DOV# 250

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$85,000⁰⁰

Preparer: David C. Pulliam, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9708RE)

Return To: Justin Powell, 1617 Juniper Court, Earlham, IA 50072

Taxpayer Information: Justin Powell, 1617 Juniper Court, Earlham, IA 50072

CASH 189810

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **David C. Berven and Lecia G. Berven, a married couple**, do hereby Convey to **Justin Powell** the following described real estate in Madison County, Iowa:

Parcel "O" located in the North Half (1/2) of the Northeast Quarter (1/4) of Section Four (4), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 9.62 acres, as shown in Plat of Survey filed in Book 2026, Page 837 on March 27, 2026, in the Office of the Recorder 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.

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: 07/14/2026

David C. Berven
David C. Berven

Lecia G. Berven
Lecia G. Berven

STATE OF Iowa)
)ss:
COUNTY OF Polk)

This record was acknowledged before me on 7/14/26, by
David C. Berven and Lecia G. Berven, a married couple.

Nicholas D. Pulliam
Notary Public in and for said State

