

\$205,000.00

BK: 2026 PG: 2144
Recorded: 7/16/2026 at 2:25:59.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$9.42
Combined Fee: \$26.42
Revenue Tax: \$327.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
MATT HERR AND ALISON HERR, 4920 160TH STREET, URBANDALE, IA 50323

WARRANTY DEED

Legal: Lot Six (6) of Cottonwood Creek Subdivision, located in the West Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-three (23), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Benjamin Matthew Kelly and Denise Kelly, a married couple**, hereby conveys the above-described real estate to **Matt Herr and Alison Herr, a married couple**, as **joint tenants with full rights of survivorship and not as tenants in common**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Texas)

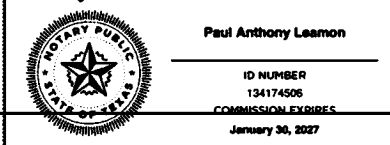
) SS:

COUNTY OF Williamson)

On this day of 07/13/2026 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Benjamin
Matthew Kelly and ~~Denise Kelly~~, a married
couple, to me known to be the identical person(s)
named in and who executed the foregoing
instrument and acknowledged that the person
executed the same as that person's voluntary act
and deed.



Notary Public in and for said State



07/13/2026

Dated: _____, 2026

Benjamin Matthew Kelly

Benjamin Matthew Kelly

Denise Kelly

Denise Kelly

Electronically signed and notarized online using the Proof platform.

Commonwealth of Pennsylvania - Notary Seal

MICHAEL J WEBB, Notary Public

Beaver County

My commission expires November 8, 2029

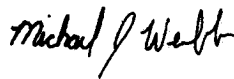
Commission Number 1290457

State of Pennsylvania

County of Beaver

This record was acknowledged before me on 07/13/2026

by Denise Kelly.



Notary Public

My commission expires: 11/08/2029

Notarized remotely online using communication technology via Proof.