

\$347,000.00

BK: 2026 PG: 2168

Recorded: 7/20/2026 at 11:33:29.0 AM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$554.40

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard & Roth Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Janelle R. Wright and Patrick R. Wright, 3039 Truro Road, Truro, Iowa 50257

Grantor/Affiant: John E. Nish and Florence J. Nish

Grantee: Janelle R. Wright and Patrick R. Wright

For the consideration of One Dollar(s) and other valuable consideration, John E. Nish and Florence J. Nish, a married couple do hereby Convey to Janelle R. Wright, a single person, and Patrick R. Wright, a married person, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Parcel "D", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2003, Page 3638 on June 24, 2003, in the Office of the Recorder of Madison County, 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.

[Signatures and Acknowledgement on Page 2]

[Signature] 06/26/26
John E. Nish (DATE)

[Signature] 6/26/26
Florence J. Nish (DATE)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 26th day of June, 2026, by John E. Nish and Florence J. Nish.



[Signature]
Signature of Notary Public