

\$989,900.00

BK: 2026 PG: 2218

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Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$1,583.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4684

Mail tax statements and return document to:

Krzysztof Darowski and Melinda Rae Darowski, 2053 145th Ln, Earlham, IA 50072

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Devon Mulligan and Emily Beth Soupene-Mulligan, a married couple**, do hereby convey unto **Krzysztof Darowski and Melinda Rae Darowski, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

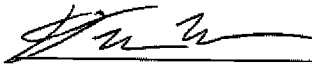
The West Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; EXCEPT the following described tracts, to wit: 1. All that part thereof, lying North of the main channel of North Branch of North River as it flowed across said 80-acre tract on April 8, 1952;
2. Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-six (26), containing 8.52 acres, as shown in Plat of Survey filed in Book 2006, Page 3228 on August 4, 2006, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "B" located therein, containing 8.13 acres, as shown in Plat of Survey filed in Book 2008, Page 3595 on December 15, 2008, in the Office of the Recorder of Madison County, Iowa.

Order No.: 808-34731/MC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Devon Mulligan



Emily Beth Soupene-Mulligan

STATE OF Idaho

COUNTY OF Pole

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) SS:
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This instrument was acknowledged before me on July 22nd 2020 by Devon Mulligan and Emily Beth Soupene-Mulligan, a married couple.


Notary Public in and for said State