



Document 2026 2235

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Date 7/28/2026 Time 11:05:42AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$245.60
Rev Stamp# 280 DOV# 265

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**SPECIAL WARRANTY DEED
Recorder's Cover Sheet**

\$154,000⁰⁰

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

Taxpayer Information: Justin Bane, 1520 Mackensie Circle, Winterset, IA 50273

Return Document To: Justin Bane, 1520 Mackensie Circle, Winterset, IA 50273

Grantors: M&T Bank

Grantees: Justin Bane and Tamara Bane

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of One Hundred Fifty-Four Thousand Dollar(s) and other valuable consideration, M&T Bank, a corporation organized and existing under the laws of New York, does hereby Convey to Justin Bane and Tamara Bane, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Four (4) of Second West Court Addition to Winterset, 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 to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: July 14th, 2026.

M&T Bank, a New York corporation

By Kelly A. Morehouse
Kelly A. Morehouse, Assistant Vice President

STATE OF NEW YORK, COUNTY OF ERIE

This record was acknowledged before me on July 14th, 2026, by Kelly A. Morehouse, as Assistant Vice President, of M&T Bank, a New York corporation.

Diane Chimera
Lic# 01CH6187936
Notary Public, State of New York
Qualified in Erie County
My Commission Expires 06/02/2028

Diane Chimera
Signature of Notary Public