



Document 2026 2311

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Benjamin Messer, 2938 187th Street, Winterset, IA 50273

Taxpayer: Benjamin Messer, 2938 187th Street, Winterset, IA 50273

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



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Forty Thousand Dollar(s) and other valuable consideration, Dennis Kraft and Linda D Kraft, do hereby Convey to Benjamin Messer and Adrienne Messer, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The West 35 Acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), in Township Seventy-six (76), Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed is Given in Fulfillment of a Real Estate Contract Recorder January 3, 2020, Book 2020 Page 24, in the Office of the Madison County Recorder.

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, 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: August 4, 2026.

Dennis Kraft
Dennis Kraft, Grantor

Linda D. Kraft
Linda D Kraft, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 4, 2020 by
Dennis Kraft and Linda D Kraft.

Jayne Ayala
Signature of Notary Public

