

\$140,000.00

BK: 2026 PG: 2370

Recorded: 8/11/2026 at 11:12:52.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$223.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Avery Houk and Jackson Neff, 416 2nd St, West Des Moines IA 50265

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Michael Ayers and Kelly Ayers, a married couple** (the "Grantors"), do hereby convey to **Avery Houk, a single person, and Jackson Neff, a single person** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "M", located in the Southwest Quarter (¼) of the Southeast Quarter (¼), containing 5.68 acres, as shown in Plat of Survey filed in Book 2019, Page 3050 on September 23, 2019, in the Office of the Madison County Recorder, in Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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 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

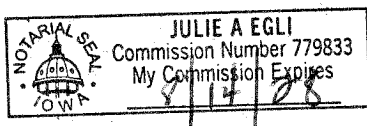
Dated August 6, 2026.

[Signature]
Michael Ayers (Grantor)

Kelly Ayers
Kelly Ayers (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on August 6, 2026, by Michael Ayers and Kelly Ayers.



[Signature]
Notary Public