



Document 2026 2376

Book 2026 Page 2376 Pages 2
Date 8/11/2026 Time 1:08:23PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,271.20
Rev Stamp# 297 DOV# 282

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 795,000

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

Tax Statement

& Return to: Katlyn Godwin and Luke Godwin, 2489 Willow Bend Trail, Saint Charles, IA 50240

F10191363
P2602470

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 **Katlyn Godwin and Luke Godwin** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The Southeast Quarter (¼) of the Southwest Quarter (¼) AND Parcel "L" located in the Southwest Quarter (¼) of the Southeast Quarter (¼), containing 1.60 acres, as shown in Plat of Survey filed in Book 2019, Page 3050 on September 23, 2019, in the Office of the Recorder of Madison County, Iowa, ALL 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.

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 Melison

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



[Signature]
Notary Public