



Document 2026 2410

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Date 8/14/2026 Time 10:16:10AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,266.40
Rev Stamp# 301 DOV# 286

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$792,000⁰⁰

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (621PR)

Return To: Brandon Wyant and Lisa Wyant, 1325 Union Ct, VAN METER, IA 50261

Taxpayer Information: Brandon Wyant and Lisa Wyant, 1325 Union Ct, VAN METER, IA 50261

Rec'd 19/195 msh

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Adam L. Janssen, a single person**, does hereby Convey to **Brandon Wyant and Lisa Wyant, a married couple**, as **joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate:

Lot Seventeen (17) of Woodland Valley Estates Subdivision located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty (20) and in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-one (21), All in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, together with an undivided 1/31st interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 of the Madison County Recorder's Office, as amended by the First Amendment thereto filed in Book 2006, Page 4296 of the Madison County Recorder's Office.

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 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.

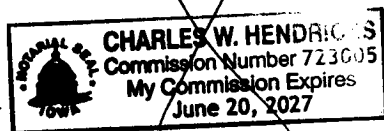
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/10/26

Adam L. Janssen

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on August 10, 2026, by Adam L. Janssen, a single person.



Notary Public in and for said State

