

BK: 2026 PG: 2421
Recorded: 8/14/2026 at 2:45:24.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by: Alexandria A. Greim, Mark Gray Law, PLC, 416 SW 3rd Street, Ankeny, IA 50023 (515) 964-3633
RETURN TO: Mark R. Gray, Mark Gray Law, PLC, 416 SW 3rd Street, Ankeny, IA 50023-3040
Mail Tax Notices to: Cecil Dwite Silliman Trust, 8107 NE Berwick Dr. Ankeny, IA 50021

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **Jeffrey C. Silliman, a married person**, does hereby convey to **Jeffrey C. Silliman**, the following described real estate, situated in **Madison** County, Iowa:

All my interest in and to:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4); the North Half (1/2) of the Southeast Quarter (1/4); and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty (20), township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

subject to easements, zoning and restrictions or covenants of record.

EXEMPT pursuant to Iowa Code §428A.2(21), consideration less than \$500.

This Special Warranty Deed is being filed to sever the joint tenancy between the titleholders of record.

Subject, in each case, to zoning and other ordinances; building codes; covenants, easements, and any other matters of record; taxes and assessments not yet due and payable; any unrecorded leases and rights of persons in possession; and liens and encumbrances permitted or caused by Grantee or its agents or representatives.

Grantor hereby covenants 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: 8/14/2026

Jeffrey C. Silliman
Jeffrey C. Silliman, Grantor

Melody A. Silliman
Melody A. Silliman, Grantor's Spouse

STATE OF IOWA)
) ss.
COUNTY OF POLK)

This record was acknowledged before me on the 14th day of August, 2026, by Jeffrey C. Silliman and Melody A. Silliman.

Shelby A. Smith
Notary Public

