



Document 2026 2514

Book 2026 Page 2514 Pages 2
 Date 8/24/2026 Time 11:52:51AM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$581.60
 Rev Stamp# 315

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

Return To: Blake Nicodemus, 701 North Street, Patterson, IA 50218-4528
Taxpayer: Blake Nicodemus, 701 North Street, Patterson, IA 50218-4528
Preparer: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Sixty-Four Thousand Dollar(s) and other valuable consideration, Gary Knight and Rebecca Knight, a married couple, do hereby Convey to Blake Nicodemus and Grace Stout, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "F" and Parcel "G" located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-nine (29), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 0.54 acres and 0.69 acres respectively, as shown in Plat of Survey filed in Book 2019, Page 3650, on November 15, 2019 in the Office of the Recorder of Madison County, Iowa, and shown corrected in Affidavit of Surveyor filed in Book 2019, Page 3714, on November 22, 2019 in the Office of the Recorder of Madison County, Iowa.



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.

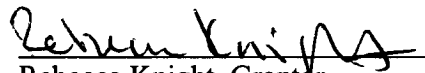
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 8-18-2026



Gary Knight, Grantor

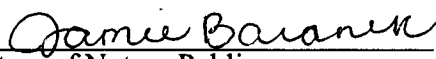


Rebecca Knight, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8-18-2026 by
Gary Knight and Rebecca Knight.





Signature of Notary Public