



Document 2026 2521

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Date 8/24/2026 Time 1:50:29PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$495.20  
Rev Stamp# 316 DOV# 301

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**\$310,000**

**Return To:** Abigail Duncan and James Duncan, 2974 120th Street, Van Meter, IA 50261  
**Taxpayer:** Abigail Duncan and James Duncan, 2974 120th Street, Van Meter, IA 50261  
**Preparer:** David L. Wetsch, 801 Grand Avenue, Suite 3700, Des Moines, IA 50309, Tel: 515-246-4555



### WARRANTY DEED – JOINT TENANCY

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, **DONALD HOPKINS**, a single individual, does hereby Convey to **ABIGAIL DUNCAN** and **JAMES DUNCAN**, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa, to-wit:

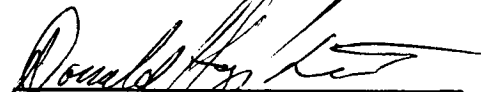
A tract of land located in the NW Quarter (1/4) of the NE Quarter (1/4) of Section Seventeen (17), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.068 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 200, on June 22, 1990 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: August 20, 2026

  
DONALD HOPKINS, Grantor

STATE OF IOWA, COUNTY OF Madison ss:

This record was acknowledged before me on August 20, 2026 by DONALD HOPKINS, a single individual.

  
Signature of Notary Public

