

\$1,365,000.00

BK: 2026 PG: 2542
Recorded: 8/26/2026 at 8:31:53.0 AM
Pages 3
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$35.00
Revenue Tax: \$2,183.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Rod Wedemeyer, 916 W Filmore, Winterset, IA 50273

Taxpayer: Rod Wedemeyer, 916 W Filmore, Winterset, IA 50273

Preparer: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731



WARRANTY DEED JOINT TENANCY

For the consideration of One Million Three Hundred Sixty-Five Thousand Dollar(s) and other valuable consideration, Rod Wedemeyer and Dorothy Wedemeyer, Husband and Wife, do hereby Convey to Mike Janning and Cindy Janning, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See Attached

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: 8-20-2026.

Rod Wedemeyer
Rod Wedemeyer, Grantor

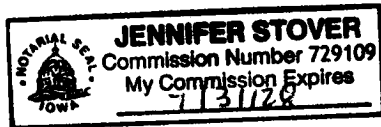
Dorothy Wedemeyer
Dorothy Wedemeyer, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on
Rod Wedemeyer and Dorothy Wedemeyer.

8/20/26

by



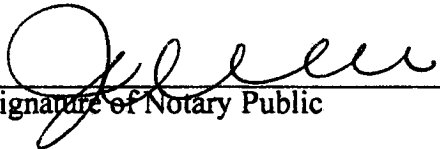

Signature of Notary Public

Exhibit " A "

The Northwest Quarter(1/4) of the Northwest Quarter(1/4), AND the North Ten (10) acres of the Southwest Quarter(1/4) of the Northwest Quarter(1/4) of Section Twenty (20), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; AND the Southwest Quarter(1/4) of the Southwest Quarter(1/4) of Section Seventeen (17), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "1", located therein, containing 8.319 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 40 on August 13, 1986, in the Office of the Recorder of Madison County, Iowa; AND the Northeast Quarter(1/4) of the Northeast Quarter(1/4), AND the North Half(1/2) of the Southeast Quarter (1/4) of the Northeast Quarter(1/4) of Section Nineteen (19), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located therein, containing 5.60 acres as shown in Plat of Survey filed in Farm Plat Record 1, Page 129 on January 27, 1978, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT all that part of Parcel "A", located therein, as shown in Plat of Survey filed in Farm Plat Record 2, Page 464 on May 12, 1994, in the Office of the Recorder of Madison County, Iowa.