



Document 2026 2614

Book 2026 Page 2614 Pages 2
Date 9/01/2026 Time 12:51:56PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,263.20
Rev Stamp# 328 DOV# 313

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Nathan Kuhns and Emily Kuhns, 2230 260th Street, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **M. Randall Townsend and Kimberly A. Townsend, a married couple** (the "Grantors"), do hereby convey to **Nathan Kuhns and Emily Kuhns, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The West Half($\frac{1}{2}$) of the Northeast Quarter($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

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 Grantors 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

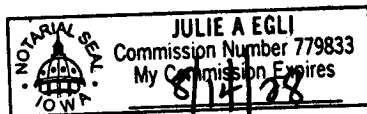
Dated August 31, 2026.

M. Randall Townsend
M. Randall Townsend (Grantor)

Kimberly A. Townsend
Kimberly A. Townsend (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on August 31, 2026, by M. Randall Townsend and Kimberly A. Townsend.



[Signature]
Notary Public