

BK: 2026 PG: 2693
Recorded: 9/9/2026 at 1:22:06.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$143.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Lucas W James, 206 West Lincoln, Macksburg, IA 50155-1034
Taxpayer: Lucas W James, 206 West Lincoln, Macksburg, IA 50155-1034
Preparer: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731



WARRANTY DEED

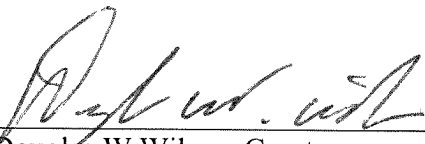
For the consideration of Eighty-Nine Thousand Nine Hundred Dollar(s) and other valuable consideration, Douglas W Wilson and Tracy L Wilson, Husband and Wife, do hereby Convey to Lucas W James, the following described real estate in Madison County, Iowa:

Lots Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18) in Block Three (3) of Lee's Addition to the Town of Macksburg, Madison County, Iowa, AND the South Half (1/2) of the vacated alley lying North of Lots Fifteen (15), Sixteen (16), Seventeen (17) and Eighteen (18) in Block Three (3) of W. O. Lee's Addition to the Town of Macksburg, Madison County, Iowa.

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.

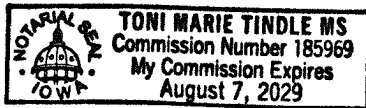
Dated: September 5, 2026

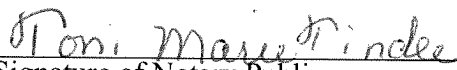

Douglas W Wilson, Grantor


Tracy L Wilson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 5th 2026 by
Douglas W Wilson and Tracy L Wilson.




Signature of Notary Public