



Document 2026 2783

Book 2026 Page 2783 Pages 2
Date 9/17/2026 Time 11:58:12AM
Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$911.20
Rev Stamp# 348 DOV# 332

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Nicholas L. Roberts and Leah N. Knobloch, 2450 Hwy 169, Winterset, IA 50273

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³ **Return Document To:** Nicholas L. Roberts and Leah N. Knobloch, 2450 Hwy 169, Winterset, IA 50273

Grantors: Samuel Bontrager and Millie Bontrager

Grantees: Nicholas L. Roberts and Leah N. Knobloch

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Five Hundred Seventy Thousand Dollar(s) and other valuable consideration, Samuel Bontrager and Millie Bontrager, a married couple, do hereby Convey to Nicholas L. Roberts and Leah N. Knobloch, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

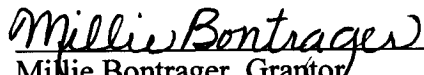
Parcel "E" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirteen (13), and in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), ALL IN Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.01 acres, as shown in Plat of Survey filed in Book 2026, Page 2397 on August 13, 2026, in the Office of the Recorder of 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.

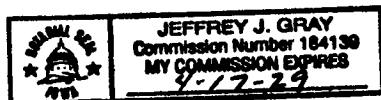
Dated: 8-28-26.


Samuel Bontrager, Grantor


Millie Bontrager, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 28, 2026 by Samuel Bontrager and Millie Bontrager.




Signature of Notary Public