



Document 2026 2835

Book 2026 Page 2835 Pages 2
 Date 9/22/2026 Time 3:59:57PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$84.80
 Rev Stamp# 356

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

Return To: ^{\$ 53,070⁰⁰} Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Jason Parker and Ashley Parker, 615 West North Street, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
 Phone: (515) 462-4912



WARRANTY DEED

For the consideration of ---- Fifty Three Thousand and Seventy Dollars ---- and other valuable consideration, Shahan Enterprises, LLC, a/k/a Shahan Enterprises LLC, does hereby Convey to Jason Parker and Ashley Parker, as Tenants in Common, the following described real estate in Madison County, Iowa:

The West 49 feet of Lot Six (6) Block Six (6), of A.B. Shriver's Addition to the Town of Winterset, Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract dated January 11, 2017 and filed for record on January 13, 2017 in the Madison County Recorder's Office in Book 2017 at Page 150.

Grantor does hereby Covenant with Grantees, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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 22, 2026.

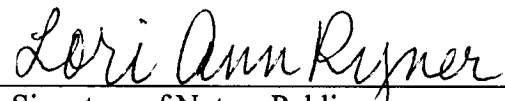


Greg Shahan, Member-Manager
Shahan Enterprises, LLC

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 22, 2026, by Greg Shahan as Member-Manager of Shahan Enterprises, LLC.





Signature of Notary Public