

\$555,000.00

BK: 2026 PG: 2892
Recorded: 9/28/2026 at 12:10:42.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$887.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 707-0412

Mail tax statements to:

KRISTINA LARSON AND JOHN LARSON, 3107 – 155th Street, Cumming, Iowa 50061

File #KEY (rfb)

WARRANTY DEED

Legal: **Parcel “D” located in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼) of Section 34, Township 77 North, Range 26, West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2015, Page 647 on March 13, 2015 in the Office of the Recorder of Madison County, Iowa**

Address: 3107 – 155th Street, Cumming, Iowa 50061

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Amber Bonnett and Adam Bonnett, a married couple**, do hereby convey the above-described real estate to **Kristina Larson and John Larson, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

STATE OF <u>Iowa</u>) COUNTY OF <u>Madison</u>) SS: On this <u>25</u> day of <u>September</u>, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Amber Bonnett and Adam Bonnett, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed. <u>Ashlee Freeman</u> Notary Public in and for said State	Dated: <u>September 25</u>, 2026 <u>Amber Bonnett</u> Amber Bonnett <u>Adam Bonnett</u> Adam Bonnett
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