

BK: 2026 PG: 2906

Recorded: 9/29/2026 at 9:47:45.0 AM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$317.60

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Matthew D. Kern, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (3693DOC)

Return To: William R. Benge and Patricia E. Benge, 816 S. 4th Ave., WINTERSSET, IA 50273

Taxpayer Information: William R. Benge and Patricia E. Benge, 816 S. 4th Ave., WINTERSSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Austin Dean Fier and Taylor Fier, a married couple**, do hereby Convey to **William R. Benge and Patricia E. Benge**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Five (5) in Block One (1) of Lindsey's Addition to the City of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

A handwritten signature, likely of a grantor, is written in dark ink. It is a cursive-style signature that starts with a large, sweeping 'W' or 'M' and extends diagonally upwards and to the right.

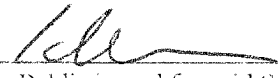
Dated: 9-23-26


Austin Dean Fier


Taylor Fier

STATE OF Iowa)
) ss:
COUNTY OF Madison)

This record was acknowledged before me on September 23rd, 2026, by **Austin Dean Fier and Taylor Fier**, a married couple.


Notary Public in and for said State

