

\$194,000.00

BK: 2026 PG: 2929
Recorded: 9/30/2026 at 12:41:01.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$309.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Roy W. Rice
Tamra R. Rice
8478 Lakeshore Drive
Dexter, Iowa 50070

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Samuel Bontrager
Millie Bontrager

Grantees:

Roy W. Rice
Tamra R. Rice

Legal Description: See Page 2



WARRANTY DEED – JOINT TENANCY

For the consideration of \$194,000.00 and no/100ths----- Dollars and other valuable consideration, **SAMUEL BONTRAGER and MILLIE BONTRAGER, husband and wife**, do hereby convey to: **ROY W. RICE and TAMRA R. RICE, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common**, the following described real estate in Madison County, Iowa:

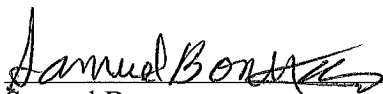
A parcel of land located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirteen (13), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 19.95 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 43 on August 13, 1986, in the Office of the Recorder of Madison County, Iowa, **EXCEPT** all that part of Parcel "E" located therein, 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.

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.

Dated: September 29, 2026.


Samuel Bontrager


Millie Bontrager

STATE OF WISCONSIN, COUNTY OF GREEN: ss

This record was acknowledged before me on September 29, 2026 by Samuel Bontrager and Millie Bontrager, husband and wife.

