

BK: 2026 PG: 2984

Recorded: 10/6/2026 at 10:04:50.0 AM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$543.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Return To: Austin Beener, 2293 Village Lane, Saint Charles, IA 50240

Taxpayer: Austin Beener, 2293 Village Lane, Saint Charles, IA 50240

Preparer: David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309, Tel: 515-288-2500



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration Michael R. Borne, single, does hereby Convey to Austin Beener, single, the following described real estate in MADISON County, Iowa:

Lot One (1) of Top View Acres Subdivision, located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., 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.

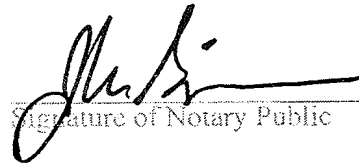
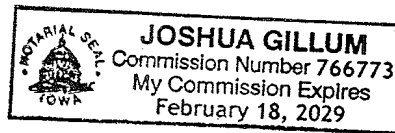
Dated: September 30th, 2026.



Michael R. Borne, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9-30-26 by
Michael R. Borne, single.



Signature of Notary Public