

BK: 2026 PG: 301
Recorded: 1/29/2026 at 11:36:06.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$635.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (3382RTE)
Return To: Shelly A. Hughes and Tim Hughes, 2463 328th Lane, PERU, IA 50222
Taxpayer Information: Shelly A. Hughes and Tim Hughes, 2463 328th Lane, PERU, IA 50222

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Ian Matthew Sparks and LaKoda Sparks, a married couple**, do hereby Convey to **Shelly A. Hughes and Tim Hughes**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

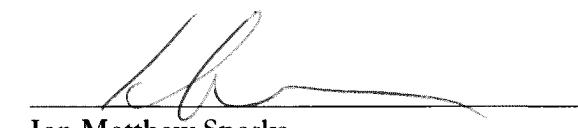
Parcel "H" located in the West Half (½) of the Southeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, more or less, as shown in Plat of Survey filed in Book 2018, Page 1885 on June 15, 018, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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: 1-26-26


Ian Matthew Sparks


LaKoda Sparks

STATE OF Iowa)
COUNTY OF Madison)
)ss:
)

This record was acknowledged before me on January 26, 2026, by Ian Matthew Sparks and LaKoda Sparks, a married couple.

Wendy D. Frost
Notary Public in and for said State

