



Document 2026 3078

Book 2026 Page 3078 Pages 2
Date 10/15/2026 Time 9:10:03AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$383.20
Rev Stamp# 386 DOV# 368

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$240,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

¹
Taxpayer Information: Rachel Eller, 223 W. Lane Street Winterset IA 50273, Winterset, IA 50273

²
Return Document To: Rachel Eller, 223 W. Lane Street Winterset IA 50273, Winterset, IA 50273

Grantors: Lucas Winebrenner

Grantees: Rachel Eller

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

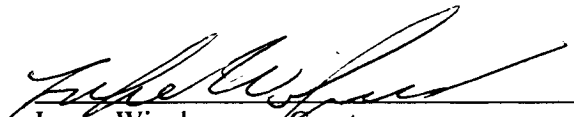
For the consideration of Two Hundred Forty Thousand Dollar(s) and other valuable consideration, Lucas Winebrenner, a single person, does hereby Convey to Rachel Eller, the following described real estate in Madison County, Iowa:

Parcel "E" located in the South Half (½) of the Northeast Quarter (¼) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 15.715 acres, as shown in Amended Plat of Survey filed in Book 2002, Page 3899 on August 9, 2002, in the Office of the Recorder of Madison County, Iowa.

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds 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 grantor Covenants 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.

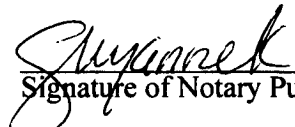
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: September 18, 2026.


Lucas Winebrenner, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 18 2026 by Lucas Winebrenner.


Signature of Notary Public

