

BK: 2026 PG: 308  
Recorded: 1/30/2026 at 12:29:04.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$415.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6116ROGI)

**Return To:** Megan Silliman, 52 E. Court Ave., Winterset, IA 50273

**Taxpayer Information:** Megan Silliman, 52 E. Court Ave., Winterset, IA 50273

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## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Greg Shahan and Melissa Shahan, a married couple**, do hereby Convey to **Megan Silliman, a married person**, in the following described real estate:

**The West Twenty-three (23) feet in width of Lot Four (4) in Block Twenty-four (24), except the South Fifty-three (53) feet thereof, in the Original Town 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.

