Document 2026 3267

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Date 11/03/2026 Time 12:54:40PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $799.20
Rev Stamp# 404 DOV# 385

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

$500,000

Preparer: Matthew D. Kern, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (3724DOC)
Return To: Jeremy Selvage and Brenda Selvage, 3237 Larkspur Ave, LORIMOR, IA 50149
Taxpayer Information: Jeremy Selvage and Brenda Selvage, 3237 Larkspur Ave, LORIMOR, IA 50149

EV

1/3

WARRANTY DEED

For the consideration of One ($1.00) Dollar and other valuable consideration, **Willie D. Miller and Martha A. Yoder n/k/a Martha Miller, a married couple,** do hereby Convey to **Jeremy Selvage and Brenda Selvage,** as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "C" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-six (26), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 13.967 acres, as shown in Plat of Survey filed in Book 2021, Page 3567 on August 25, 2021, 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: 10 22, 26

Willie D. Miller

Martha A. Yoder n/k/a Martha Miller

STATE OF Iowa)
)ss:
COUNTY OF Madison)

This record was acknowledged before me on 10-27-26, by Willie D. Miller and Martha A. Yoder n/k/a Martha Miller, a married couple.

Notary Public in and for said State

IAN SPARKS
Commission Number 827293
My Commission Expires
11-4-29