$299,900.00

BK: 2026 PG: 3288
Recorded: 11/5/2026 at 11:05:54.0 AM
Pages 2
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $479.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2566BHGRE)
Return To: Jim Abell, 1986 Quarry Trl, Winterset, IA 50273
Taxpayer Information: Jim Abell, 1986 Quarry Trl, Winterset, IA 50273

WARRANTY DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, **Matthew W. McAtee and Kiley Jo McAtee, a married couple,** Convey(s) to **Jim Abell**, the following described real estate:

Parcel "E" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 291, on July 9, 1998 in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 10/30/2027

Matthew Mcatee

Matthew W. McAtee

STATE OF Pennsylvania, COUNTY OF Beaver) ss:

This record was acknowledged before me on 30th October 2026 by **Matthew W. McAtee, married to Kiley Jo McAtee.**

Commonwealth of Pennsylvania - Notary Seal
Matthew E Webb, Notary Public
Beaver County
My commission expires April 9, 2030
Commission Number 1298553

Notary Public in and for said State

Dated: 10/30/2026

Notarized remotely online using communication technology via Proof.

Kiley Jo McAtee

Kiley Jo McAtee

STATE OF Pennsylvania, COUNTY OF Beaver) ss:

This record was acknowledged before me on 30th October 2026 by **Kiley Jo McAtee, married to Matthew W. McAtee.**

Commonwealth of Pennsylvania - Notary Seal
Matthew E Webb, Notary Public
Beaver County
My commission expires April 9, 2030
Commission Number 1298553

Notary Public in and for said State

Notarized remotely online using communication technology via Proof.