

BK: 2026 PG: 339
Recorded: 2/3/2026 at 12:02:15.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$251.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Preparer Information:

T Ivan Kling
Springer Law Firm, PLLC
148 W 2nd St, Suite 4
Madrid, IA 50156
Phone: (515) 419-1471

Taxpayer Information:

EVERETT L. KENOYER, SR., and SHERI S. KENOYER
1193 Warren Ave
Cumming, IA 50061

Return Document To:

T Ivan Kling
Springer Law Firm, PLLC
148 W 2nd St, Suite 4
Madrid, IA 50156
Phone: (515) 419-1471

Grantors:

EVERETT L. KENOYER, SR., and SHERI S. KENOYER

Grantees:

Eric Kenoyer and Keri Kenoyer

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, **EVERETT L. KENOYER, SR.**, and **SHERI S. KENOYER**, husband and wife, do hereby convey to **Eric Kenoyer and Keri Kenoyer** all of their right, title, interest, estate, claim and demand in the following-described real estate in Polk County, Iowa:

The North Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

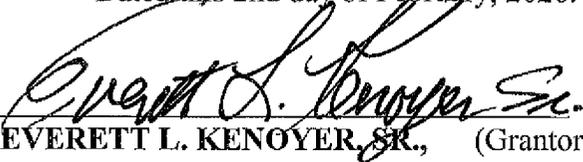
This deed is in fulfillment of the Real Estate Installment Contract recorded in Book 2019 Pate 2397 of the Madison County, Iowa, Recorder's Office.

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 §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 Grantors 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.

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.

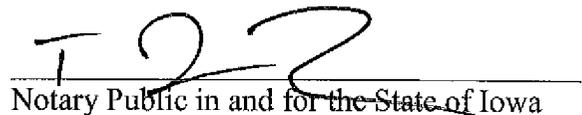
Dated this 2nd day of February, 2026.


EVERETT L. KENOYER, SR., (Grantor)


SHERI S. KENOYER (Grantor)

STATE OF IOWA)
) ss:
COUNTY OF MADISON)

This record was acknowledged before me this 2nd day of February, 2026, by **EVERETT L. KENOYER, SR.**, and **SHERI S. KENOYER**, husband and wife.


Notary Public in and for the State of Iowa

