



Document 2026 350

Book 2026 Page 350 Type 03 001 Pages 3
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Rev Transfer Tax \$95.20
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$60,000⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Jimi J. Davis, P.O. Box 146, Macksburg, IA 50155

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Gary Davis and Roxanne Davis

Grantees: Jimi J. Davis

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Sixty Thousand Dollar(s) and other valuable consideration, Gary Davis, single, and Roxanne Davis, single, do hereby Convey to Jimi J. Davis, the following described real estate in Madison County, Iowa:

A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seven (7), running thence South 716.5 feet, thence East 165 feet, thence North 205 feet, thence East 198 feet, thence North 511.5 feet, thence West 363 feet to the point of beginning.

This deed is given in full satisfaction of a Real Estate Contract filed August 11, 2004, in Book 2004, Page 3758 of the Recorder's Office of Madison County, Iowa.

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: February 4, 2026



Gary Davis, Grantor



Roxanne Davis, Grantor

STATE OF IOWA, COUNTY OF MADISON

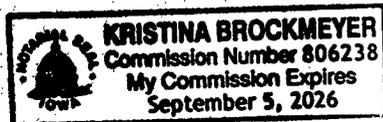
This record was acknowledged before me on February 1st, 2026 by Gary Davis.



Kristina Brockmeyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 3, 2026 by Roxanne Davis.



Kristina Brockmeyer
Signature of Notary Public