



Document 2026 375

Book 2026 Page 375 Type 03 001 Pages 3

Date 2/09/2026 Time 1:39:45PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 46 DOV# 37

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

\$60,000^e

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Blake Brommel and Sydney Brommel, 205 S. Walnut Street, St.
Charles, IA 50240

Return Document To: Blake Brommel and Sydney Brommel, 205 S. Walnut Street, St. Charles,
IA 50240

Grantors: Timothy J. Lupkes and Beva D. Lupkes

Grantees: Blake Brommel and Sydney Brommel

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Sixty Thousand Dollar(s) and other valuable consideration, Timothy J. Lupkes and Beva D. Lupkes, husband and wife, do hereby Convey to Blake Brommel and Sydney Brommel, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

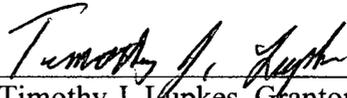
A tract of land located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, and more particularly described as follows, to-wit: Beginning at an iron pin at the Southwest corner of the East Half (1/2) of the Southwest Quarter (1/4) of said Section Thirty-six (36); thence North 00°09'32" West a distance of 362.0'; thence North 85°18'36" East a distance of 362.00'; thence South 00°09'32" East a distance of 362.00'; thence South 85°18'36" West a distance of 362.00 to the point of beginning.

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.

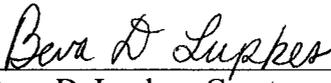
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

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: 2.6.2026



Timothy J. Lupkes, Grantor



Beva D. Lupkes, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 6, 2026 by
Timothy J. Lupkes and Beva D. Lupkes.



Kim Leonard
Signature of Notary Public