



Document 2026 384

Book 2026 Page 384 Type 03 001 Pages 2
Date 2/10/2026 Time 11:57:44AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$399.20
Rev Stamp# 48 DOV# 39

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$250,000⁰⁰

Return To: Harley & Jackson, LLC, 54 E. Court Avenue, Winterset, IA 50273

Taxpayer: Harley & Jackson, LLC, 54 E. Court Avenue, Winterset, IA 50273

Preparer: Loretta L Harvey, 109 W Montgomery Street, P.O. Box 85, Creston, IA 50801, Tel: 641-782-7051



WARRANTY DEED

For the consideration of Two Hundred Fifty Thousand Dollars (\$250,000.00) and other valuable consideration, Joyce Franklin, d/b/a Piecework Quilt Shop, and Frederick V. Franklin, a married couple, do hereby Convey to Harley & Jackson, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The West 22½ Feet of the East 43 Feet of Lot Four (4) in Block Twenty-four (24) of the original Town of Winterset, Madison County, Iowa.



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: February 9, 2026

Joyce Franklin
Joyce Franklin d/b/a Piecework Quilt Shop,
Grantor

Frederick V. Franklin
Frederick V. Franklin, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on February 9, 2026 by
Joyce Franklin d/b/a Piecework Quilt Shop, and Frederick V. Franklin, a married couple.

T. J. Heimbaugh
Signature of Notary Public

