

BK: 2026 PG: 462  
Recorded: 2/20/2026 at 3:40:50.0 PM  
Pages 3  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$1,268.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,  
Tel: 515-223-6000

**Taxpayer Information:** Ryan E. Burger and Erica A. Burger, 1573 Fawn Avenue, Earlham, IA  
50072

**Return Document To:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa  
50265

**Grantors:** Eric Rooney and Julie Rooney

**Grantees:** Ryan E. Burger and Erica A. Burger

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Eric Rooney and Julie Rooney, husband and wife, do hereby Convey to Ryan E. Burger and Erica A. Burger, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-six (26); and the North Half (½) of the Southwest Quarter (¼) and the South Half (½) of the Northwest Quarter (¼) of Section Twenty-five (25); ALL IN Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "F" located in the Northeast Quarter (¼) of the Southwest Quarter (¼) and in the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Twenty-five (25), containing 40.02 acres, as shown in Plat of Survey filed in Book 2014, Page 1403 on June 12, 2014, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "H" located in the Northwest Quarter (¼) of said Section Twenty-five (25), containing 20.48 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3321 on October 23, 2017 in the Office of the Recorder of Madison County, Iowa, and corrected in Affidavit filed in Book 2018, Page 2614, on August 13, 2018 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "I" located in the East Half (½) of the Northwest Quarter (¼) of said Section Twenty-five (25), containing 51.623 acres, as shown in Plat of Survey filed in Book 2022, Page 2655, on September 9, 2022 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "G" located in the East Half (½) of the Northwest Quarter (¼) of said Section Twenty-five (25), containing 17.97 acres, as shown in Plat of Survey filed in Book 2014, Page 1763 on July 22, 2014, in the Office of the Recorder of Madison County, Iowa.

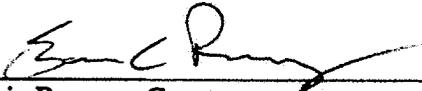
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Subject to easements, restrictions, and encumbrances of record.

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.

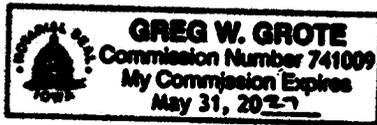
Dated: 2/20/2026.

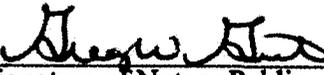
x   
Eric Rooney, Grantor

x   
Julie Rooney, Grantor

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me on 2/20/2026 by  
Eric Rooney and Julie Rooney, a married couple.



  
Signature of Notary Public