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Book 2026 Page 50 Type 03 001 Pages 2  
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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$111.20  
Rev Stamp# 7

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Alyssa Miller, 803 E. North Street, Winterset, IA 50273  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,  
Phone: (515) 462-4912



## WARRANTY DEED

For the consideration of ----Seventy Thousand Dollar(s)---- and other valuable consideration, Dennis L. McDonald, a Single Person, does hereby Convey to Alyssa Miller, the following described real estate in Madison County, Iowa:

**Lots Five (5) and Six (6) in Block Seven (7) of Railroad Addition to the Town of Winterset, Madison County, Iowa.**

**This Deed is in fulfillment of the Real Estate Contract filed for record on January 7, 2021 in the Madison County Recorder's Office in Book 2021 at Page 91.**

Grantor does hereby Covenant with Grantee, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. 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: January 7, 2026.

Dennis L. McDonald  
Dennis L. McDonald

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 7, 2026, by Dennis L. McDonald.



Lori Ann Ryner  
Signature of Notary Public