



Document 2026 565

Book 2026 Page 565 Type 03 001 Pages 2
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Rev Transfer Tax \$159.20
Rev Stamp# 65 DOV# 55

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$100,000⁰⁰

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: Marlyn James Tindle, 2224 West Summit, Winterset, IA 50273

Return Document To: Marlyn James Tindle, 2224 West Summit, Winterset, IA 50273

Grantors: Karla Hansen and Dennis Keith Hansen

Grantees: Marlyn James Tindle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Thousand Dollar(s) and other valuable consideration, Karla Hansen and Dennis Keith Hansen, wife and husband, do hereby Convey to Marlyn James Tindle, the following described real estate in Madison County, Iowa:

The South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., 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.

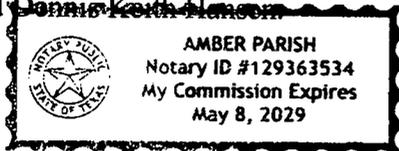
Dated: 2-5-26

Karla Hansen
Karla Hansen, Grantor

Dennis Keith Hansen
Dennis Keith Hansen, Grantor

STATE OF TEXAS, COUNTY OF Grayson

This record was acknowledged before me on February 5th, 2026 by Karla Hansen and ~~Dennis Keith Hansen~~



[Signature]
Signature of Notary Public