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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$204.00

Rev Stamp# 2

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

#128,000

**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6045ROGI)

**Return To:** Keith Richter, 2975 Zero Lane, Redfield, IA 50233

**Taxpayer Information:** Keith Richter, 2975 Zero Lane, Redfield, IA 50233

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## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Martin Borntreger and Mary Borntreger, a married couple**, do hereby Convey to **Keith Richter and Sara M. Richter, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

**The West Half (1/2) of Lot Seven (7) of the Sub-Division of the Northeast Part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, EXCEPT that part conveyed or used for public roads or highways;**

Subject to all covenants, restrictions and easements of record.

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: 12/18/2025

Martin Borntrager  
Martin Borntrager

Mary Borntrager  
Mary Borntrager

STATE OF IOWA )  
COUNTY OF MADISON ) ss:

This record was acknowledged before me on DECEMBER 18, 2025, by Martin Borntrager and Mary Borntrager, a married couple.

Betsy Breeding  
Notary Public in and for said State

