

\$112,500

BK: 2026 PG: 68
Recorded: 1/8/2026 at 2:03:47.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$179.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Prepared by: Aaron M. Hubbard, Hubbard & Roth Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Ethan Gwinn and Calli Gwinn, 2636 Settlers Trail, St. Charles, Iowa 50240

Grantor/Affiant: Austin Leo Durnan and Irina Durnan

Grantee: Ethan Gwinn and Calli Gwinn

For the consideration of One Dollar(s) and other valuable consideration, Austin Leo Durnan and Irina Durnan, a married couple do hereby Convey to Ethan Gwinn and Calli Gwinn, a married couple as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Parcel "C" located in the Southwest Quarter (1/4) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.56 acres as shown in Plat of Survey filed in Book 2006, Page 5190 on December 14, 2006, 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.

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.

[Signatures and Acknowledgement on Page 2]



Austin Leo Durnan

12-24-2025

(DATE)



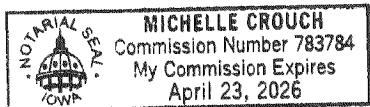
Irina Durnan

12/24/2025

(DATE)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 24th day of December, 2025, by Austin Leo Durnan and Irina Durnan.



Michelle Crouch
Signature of Notary Public