



Document 2026 728

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$147.20

Rev Stamp# 81 DOV# 72

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

\$92,150.⁰⁰

This instrument prepared by:

ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

JWC173932

Return document to and mail tax statements to:

JOSHUA D. SPENCER AND JAIME M. SPENCER, 940 SE BLUEGRASS CIRCLE, WAUKEE, IA 50263

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WARRANTY DEED

Legal: All that part of the North Half (1/2) of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying and being North and West of the County Road right-of-way.



Address: 0000 Hogback Bridge Road, Earlham, IA 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David J. Elgin and Gayle S. Elgin, a married couple**, hereby conveys the above-described real estate to **Joshua D. Spencer and Jaime M. Spencer, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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. Each of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

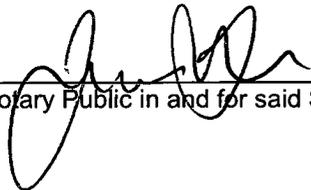
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF Iowa)

) SS:

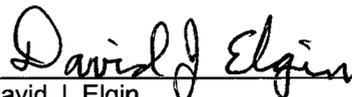
COUNTY OF Polk)

On this day of March 16, 2016 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared David J
Elgin and Gayle S Elgin, a married couple, to me
known to be the identical person(s) named in and
who executed the foregoing instrument and
acknowledged that the person executed the
same as that person's voluntary act and deed.



Notary Public in and for said State

Dated: March 16, 2026



David J. Elgin



Gayle S. Elgin

