



Document 2026 748

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Rev Transfer Tax \$511.20
Rev Stamp# 84 DOV# 75

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$319,900⁰⁰

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (FSBO172550)
Return To: Cathleen E. McClanathan and Stephen J. Kautz Jr., 350 NW Georgetown Dr, Waukee, IA 50263
Taxpayer Information: Cathleen E. McClanathan and Stephen J. Kautz Jr., 350 NW Georgetown Dr, Waukee, IA 50263

218172518

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Nathan Smith and Melissa Smith, a married couple**, Convey(s) to **Cathleen E. McClanathan and Stephen J. Kautz Jr.**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "G" located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty (20), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 20.00 acres more or less, as shown in Amended Plat of Survey filed in Book 2026, Page 704, on March 17, 2026 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.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and

to the real estate described above.

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: 3/18/26



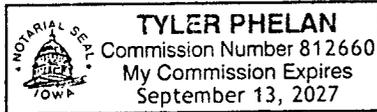
Nathan Smith



Melissa Smith

STATE OF Iowa, COUNTY OF Polk) ss:

This record was acknowledged before me on March 18 2026 by **Nathan Smith and Melissa Smith, a married couple.**





Notary Public in and for said State