

\$20,000



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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

**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: Danielle Rinard, 214 Deardorff Avenue, Peru, IA 50222

Return Document To: Danielle Rinard, 214 Deardorff Avenue, Peru, IA 50222

Grantors: Joshua J. Rogers and Erin Rogers

Grantees: Danielle Rinard

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Twenty Thousand Dollar(s) and other valuable consideration, Joshua J. Rogers and Erin Rogers, husband and wife, do hereby Convey to Danielle Rinard, the following described real estate in Madison County, Iowa:

Lots Eleven (11) and Twelve (12) of Stewart's First Addition to the Town of East Peru and Out Lot Two (2) of Stewart's Second Addition to the Town of East Peru, 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.

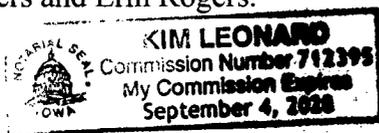
Dated: March 25, 2026

[Signature]
Joshua J. Rogers, Grantor

[Signature]
Erin Rogers, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 25, 2026 by Joshua J. Rogers and Erin Rogers.



[Signature]
Signature of Notary Public