

\$935,000

BK: 2026 PG: 915
Recorded: 4/2/2026 at 9:27:21.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,495.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4684

Mail tax statements and return document to:

Kyle Ruth and Kirsten Ruth, 1245 Old Portland Rd, Van Meter, IA 50261

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Renee Heckman, a single person**, does hereby convey unto **Kyle Ruth and Kirsten Ruth, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:


The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77), Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcels "F" and "G" located therein, containing 15.09 acres and 15.08 acres, respectively, as shown in Plat of Survey filed in Book 2023, Page 2469 on October 6, 2023 in the Office of the Recorder of Madison County, Iowa.

Order No.: 808-33467/MC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, 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.

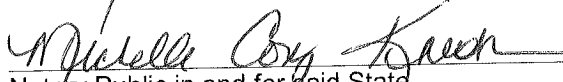
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.



Renee Heckman

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on March 25th 2024 by Renee Heckman, a single person.



Notary Public in and for said State

