

BK: 2026 PG: 975
Recorded: 4/7/2026 at 8:08:39.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,039.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM , 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 707-0412

Mall tax statements to:

FRANK DUNHAM AND SALLY DUNHAM, 1706 Mueller Court, Winterset, Iowa 50273

File #KEY (rfb)

WARRANTY DEED

Legal: **Parcel "H" located in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 3, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa, as shown in corrected Plat of Survey filed in Book 3, Page 297 on July 24, 1998 in the Office of the Recorder of Madison County, Iowa, and corrected by Affidavit filed in Book 45, Page 241 on July 30, 1998**


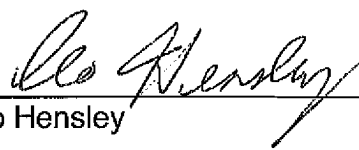
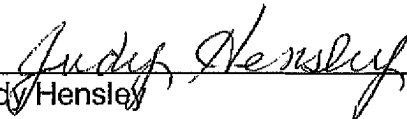
Address: 1706 Mueller Court, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Leo Hensley and Judy Hensley, a married couple**, do hereby convey the above-described real estate to **Frank Dunham and Sally Dunham, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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.

<p>STATE OF <u>Iowa</u>) COUNTY OF <u>Dallas</u>) SS: On this <u>26th</u> day of <u>March</u>, 2026, before me the undersigned, a Notary Public in and for said State, personally appeared Leo Hensley and Judy Hensley, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>March 26,</u> _____, 2026</p> <p> _____ Leo Hensley</p> <p> _____ Judy Hensley</p>
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