

BK: 2024 PG: 3154  
Recorded: 12/27/2024 at 2:01:00.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,007.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103  
Return to: Kirk Bjorland 1976 NW 155<sup>th</sup> Street, Clive, IA 50325  
Taxpayer Information: Kirk Bjorland 1976 NW 155<sup>th</sup> Street, Clive, IA 50325

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**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Curtis Rickets, a single person and Dione Reicks-Berry, a single person**, do hereby Convey to **Kirk Bjorland**, the following described real estate in **Madison County, Iowa**:

**The Northeast 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; AND Lots One (1), Two (2), and Three (3) of Buck Creek Subdivision located in the South Half (1/2) of the Northwest Quarter (1/4) of said Section Twenty-six (26)**

Subject to all covenants, restrictions and easements of record.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

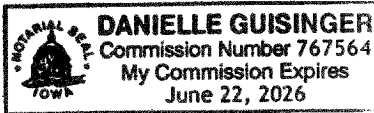
Dated: 12/23/24

Curtis Ricketts  
Curtis Ricketts

Dione Reicks-Berry  
Dione Reicks-Berry

STATE OF IA COUNTY OF Dallas

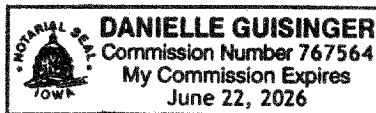
This record was acknowledged before me on 23 day of Dec., 2024 by  
**Curtis Ricketts, a single person.**



[Signature]  
Notary Public in and for said State

STATE OF IA COUNTY OF Dallas

This record was acknowledged before me on 23 day of Dec., 2024 by  
**Dione Reicks-Berry, a single person.**



[Signature]  
Notary Public in and for said State