

BK: 2025 PG: 1267  
Recorded: 5/23/2025 at 1:09:52.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$559.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer Information:** Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

**Address Tax Statement/ Return To:** Ashley Steinbach and Austin Steinbach, 3140 Valleyview Avenue, Truro, IA 50257

### **WARRANTY DEED**

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Nash Wiegert and Tyanna Wiegert, a married couple, do hereby Convey to Ashley Steinbach and Austin Steinbach, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**A parcel of land in the South Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.4032 acres, as shown in Plat of Survey filed in Book 1, Page 269 on January 10, 1980, in the Office of the Recorder of Madison County, Iowa.**

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: 5-21-2025

Nash Wiegert  
Nash Wiegert (Grantor)  
Tyanna Wiegert  
Tyanna Wiegert (Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 5-21-2025, by Nash Wiegert and Tyanna Wiegert.

Felicia Davison  
Signature of Notary Public

