

BK: 2025 PG: 1716
Recorded: 7/7/2025 at 11:09:07.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,279.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (9088RE)
Return To: Kipp A. Hagaman, 1914 Upland Trail, Prole, IA 50229
Taxpayer Information: Kipp A. Hagaman, 1914 Upland Trail, Prole, IA 50229

WARRANTY DEED

25-1398JA

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Terry Newell and Sheryl Newell, a married couple**, do hereby Convey to **Kipp A. Hagaman** the following described real estate:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21) in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

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

Dated: _____

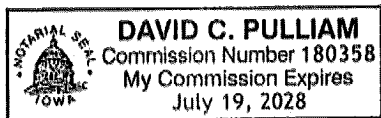
June 30, 2025

Terry Newell
Terry Newell

Sheryl Newell
Sheryl Newell

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on June 30, 2025, by Terry Newell and Sheryl Newell, a married couple.



[Signature]
Notary Public in and for said State