

BK: 2025 PG: 2344
Recorded: 9/3/2025 at 10:49:10.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$959.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeffrey M. Lamberti, 210 NE Delaware Ave., Ste. 200, Ankeny, IA 50021, 515-964-8777
Taxpayer Information: John K. Felten and Luke K. Felten, 2023 Woody Ct, Prole, IA 50229
Return Document To: John K. Felten and Luke K. Felten, 2023 Woody Ct, Prole, IA 50229

WARRANTY DEED

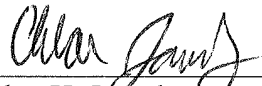
For the consideration of One Dollar(s) and other valuable consideration, Chloe H. Janesky and Benjamin Janesky, a married couple, do hereby Convey to John K. Felten, a married person, and Luke K. Felten, unmarried, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

LOTS THREE (3), FOUR (4) AND FIVE (5) OF WOODS ADDITION,
LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST
QUARTER (1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP SEVENTY-
SIX (76) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M.,
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.

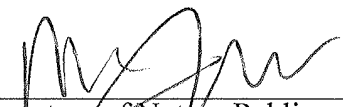
Dated: 08/28/2025.


Chloe H. Janesky


Benjamin Janesky

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on August 28, 2025, by
Chloe H. Janesky and Benjamin Janesky.


Signature of Notary Public

