

BK: 2025 PG: 2420
Recorded: 9/10/2025 at 1:38:15.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$431.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Austin Matter and Mallory Matter - 6155 Pheasant Ridge Drive, West Des Moines, IA 50266
Taxpayer: Austin Matter and Mallory Matter – 6155 Pheasant Ridge Drive, West Des Moines, IA 50266
Preparer: Paul M. Goldsmith, 923 1/2 Braden Avenue, P.O. Box 714, Chariton, IA 50049,
Tel: 641-774-5989



WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollars and other valuable consideration, **Paul F. Marshall and Emily J. Marshall, husband and wife**, do hereby convey to **Austin Matter and Mallory Matter, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

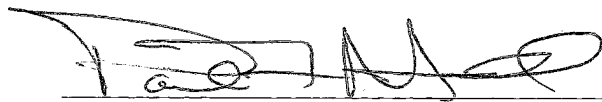
A tract of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 21.55 acres more or less, as shown in Plat of Survey filed in Farm Plat Record 1, Page 90, on May 5, 1970, in the Office of the Recorder of Madison County, Iowa; AND a tract of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), more particularly described as follows, to wit: Commencing at the Southeast corner of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), thence West along the section line 323 feet, thence North 110 feet, thence Easterly 250 feet, thence North 380 feet, thence East 73 feet, thence South 490 feet to the point of beginning.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: September 10, 2025.



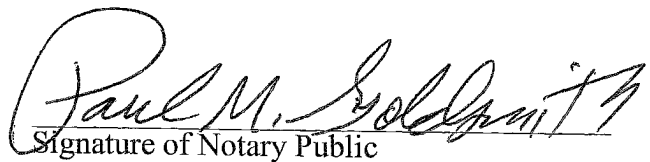
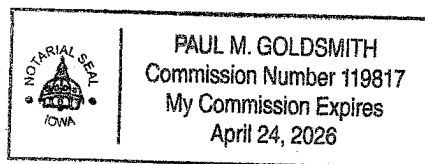
Paul F. Marshall, Grantor



Emily J. Marshall, Grantor

STATE OF IOWA, COUNTY OF LUCAS

This record was acknowledged before me on September 10, 2025, by Paul F. Marshall and Emily J. Marshall, husband and wife.


Signature of Notary Public