

BK: 2025 PG: 2448
Recorded: 9/15/2025 at 8:03:11.0 AM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$207.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Terry Garner - 1804 Millstream Ct., Winterset, IA 50273
Taxpayer: Terry Garner - 1804 Millstream Ct., Winterset, IA 50273
Preparer: Jason Springer, 148 W. 2nd Street Suite 4, Madrid, IA 50156, Tel: 5154191471



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Evy Reed and Gene Reed, a married couple, do hereby Convey to Terry Garner and Connie Garner, as 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:

Lot Forty (40) of Covered Bridge Estates, located in the Fractional Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Seven (7), and in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Eighteen (18), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Locally known as: 1804 Millstream Ct., Winterset, IA 50273

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: 09/11/2025

Evelyn M Reed

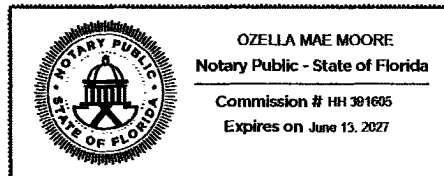
Evy Reed, Grantor Evelyn Mary Reed

Eugene V Reed

Gene Reed, Grantor Eugene Verdell Reed

STATE OF Florida , COUNTY OF Okaloosa

This record was acknowledged before me on 09/11/2025 by
Evy Reed and Gene Reed. a/k/a Evelyn Mary Reed and Eugene Verdell Reed
produced IA DLs



Ozella mae Moore OZELLA MAE MOORE
Signature of Notary Public

Notarized remotely online using communication technology via Proof.