

BK: 2025 PG: 3155  
Recorded: 11/19/2025 at 3:15:38.0 PM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$311.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Return To & Taxpayer: Heather Nielsen, Box 219, Dexter, IA 50070  
Preparer: John D. Twillmann, Bump & Twillmann Law, 222 E. Market St, Box 127, Panora, IA 50216, 641-755-2131



## WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Linda F. Terry, a single person, does hereby Convey to Heather Nielsen, the following described real estate in Madison County, Iowa:

Lot Eight (8) of Eivin's Addition-Plat Two, in the Town of Earlham, Madison County, Iowa, subject to and together with any and all easements, covenants, and restrictions of record.

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: 11-19-2025

Linda F. Terry  
Linda F. Terry

STATE OF IOWA, COUNTY OF Guthrie

This record was acknowledged before me on November 9, 2025 by  
Linda F. Terry, a single person.



Johanne Godwin  
Signature of Notary Public