

BK: 2025 PG: 3481
Recorded: 12/22/2025 at 12:08:07.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$429.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Callie Dearden, Jacob Dearden, and Susan Dearden, 2366 Holliwell Bridge Road, Winterset, Iowa 50273

Taxpayer: Callie Dearden, Jacob Dearden, and Susan Dearden, 2366 Holliwell Bridge Road, Winterset, Iowa 50273

Preparer: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Tel: 641-342-2157



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Nicholas W. Hamilton and Elizabeth Hamilton, A married couple, do hereby Convey to Callie Dearden and Jacob Dearden, husband and wife, and Susan Dearden, a married person, the following described real estate in Madison County, Iowa:

Parcel "D" located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6.02 acres, as shown in Amended Plat of Survey filed in Book 2020, Page 1484 on May 4, 2020, in the Office of the Recorder of 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.

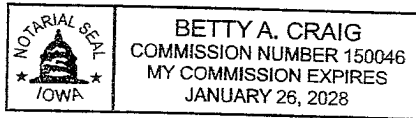
Dated: November 25, 2025.

Nicholas W. Hamilton
Nicholas W. Hamilton, Grantor

Elizabeth Hamilton
Elizabeth Hamilton, Grantor

STATE OF Iowa, COUNTY OF Clarke

This record was acknowledged before me on November 25, 2025 by
Nicholas W. Hamilton and Elizabeth Hamilton, husband and wife.



Betty A. Craig
Signature of Notary Public