

BK: 2026 PG: 1100  
Recorded: 4/21/2026 at 9:57:10.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$503.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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This instrument prepared by:  
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:  
PATRICK ALLAN ABELL AND JOYCE KAY ABELL, 1001 8TH AVENUE N, WINTERSSET, IA 50273

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### WARRANTY DEED

Legal: Lots Fourteen (14) and Fifteen (15) of NORTHWEST DEVELOPMENT --- PLAT 1, to the City of Winterset, Madison County, Iowa.

Address: **1001 8th Avenue N, Winterset, IA 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **M. Jean McDonald a/k/a Marjorie Jean McDonald, a single person**, hereby conveys the above-described real estate to **Patrick Allan Abell and Joyce Kay Abell, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

#### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Iowa )

) SS:

COUNTY OF Dallas )

Dated: April 15<sup>th</sup>, 2026

Marjorie Jean McDonald  
Marjorie Jean McDonald

On this day of April 15<sup>th</sup> 2026 (date),  
before me the undersigned, a Notary Public in  
and for said State, personally appeared Marjorie  
Jean McDonald, a single person, to me known to  
be the identical person(s) named in and who  
executed the foregoing instrument and  
acknowledged that the person executed the  
same as that person's voluntary act and deed.

Kiley J. Meyers  
Notary Public in and for said State



**KILEY J MEYERS**  
Commission No. 871577  
My Commission Expires  
3/13/2029