

BK: 2026 PG: 1104
Recorded: 4/21/2026 at 10:25:25.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$215.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:
515-462-3731

Taxpayer Information: Dale Kirk and Karly Kirk, 1015 South Street, Winterset, IA 50273

Return Document To: Dale Kirk and Karly Kirk, 1015 South Street, Winterset, IA 50273

Grantors: Jimi Jon Davis

Grantees: Dale Kirk and Karly Kirk

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Jimi Jon Davis, single, does hereby Convey to Dale Kirk and Karly Kirk, 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 Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at the Northwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seven (7), running thence South 716.5 feet, thence East 165 feet, thence North 205 feet, thence East 198 feet, thence North 511.5 feet, thence West 363 feet to the point of beginning.

This deed is given in full satisfaction of a Real Estate Contract filed January 22, 2026, in Book 2026, Page 238 of the Recorder's Office of Madison County, Iowa. This Warranty Deed is effective as of April 14, 2026.

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: Apr 15th 2026.

Jimi Davis
Jimi Jon Davis, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 15, 2026 by Jimi Jon Davis.

Kim Leonard
Signature of Notary Public

