



Document 2026 1127

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$60,434⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Martin G. Newton, 2894 St. Charles Road, St. Charles, IA 50240

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273,

Grantors: Michael J. Hayes and Norma Hayes

Grantees: Martin G. Newton

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Sixty Thousand Four Hundred Thirty-Four Dollar(s) and other valuable consideration, Michael J. Hayes and Norma Hayes, husband and wife, do hereby Convey to Martin G. Newton, the following described real estate in Madison County, Iowa:

Parcel "I" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and in the East Half (1/2) of the Southeast Quarter (1/4) of Section Eighteen(18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2019, Page 355 on January 25, 2019 in the Office of the Recorder of Madison County, Iowa, Except, Parcel "J" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eighteen (18), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.43 acres, as shown in Plat of Survey filed in Book 2019, Page 994 on April 8, 2019, in the Office of the Recorder of Madison County, Iowa.

This deed is in fulfillment of Real Estate Contract dated January 7, 2020, and recorded April 1, 2020, in Book 2020, Page 1035 of the Recorder's Office of Madison County, Iowa.

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: March 11, 2026

Michael J. Hayes, by Michael A. Killian
Michael J. Hayes, Grantor POH

Norma Hayes, by Michael A. Killian
Norma Hayes, Grantor POH

Michigan
STATE OF ~~IOWA~~, COUNTY OF Eaton

This record was acknowledged before me on March 11, 2026 by
Michael J. Hayes and Norma Hayes. by Michelle A. Kittleson, PDA

Ramona L Hickman
Signature of Notary Public

RAMONA L HICKMAN
Notary Public, State of Michigan
County of Eaton
My Commission Expires 04-16-2028
Acting in the County of Eaton

