

BK: 2026 PG: 1207
Recorded: 4/30/2026 at 11:13:03.0 AM
Pages 5
County Recording Fee: \$37.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$40.00
Revenue Tax: \$831.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To & Taxpayer: John D. Wells, 1584 120th St, Earlham, IA 50072
Preparer: John D. Twillmann, 222 E. Market Street, Box 127, Panora, IA 50216, Tel: 641-755-2131



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael R. Wells and Nancy S. Wells, a married couple, Susan M. Weinheimer and Brian E. Weinheimer, a married couple, Brenda W. Squillante and Andrew K. Squillante, a married couple, Jodi L. Winfrey and Matthew D. Winfrey, a married couple, do hereby Convey to John D. Wells, all our interest in the following described real estate in Madison County, Iowa:

The Northwest Quarter (¼) of Section (8), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, covenants, and restrictions of record.

And

The South Half (½) of the Southwest Quarter (¼) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, covenants, and restrictions of record.

By this conveyance, the Option to Purchase filed March 6, 2026 in Book 2026, Page 609 Office of the Madison County Recorder is hereby satisfied and canceled.

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.

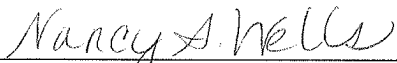
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 4-29-26.




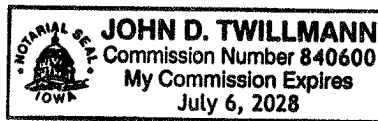
Michael R. Wells



Nancy S. Wells

STATE OF Iowa, COUNTY OF Guthrie

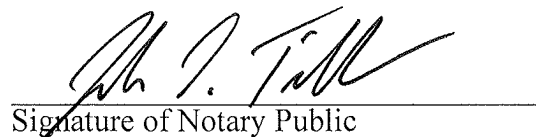
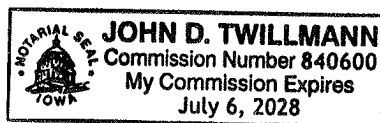
This record was acknowledged before me on April 29, 2026 by Michael R. Wells.



Signature of Notary Public

STATE OF Iowa, COUNTY OF Guthrie

This record was acknowledged before me on April 29, 2026 by Nancy S. Wells.



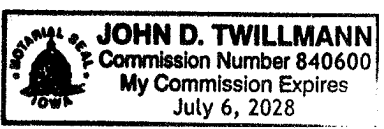
Signature of Notary Public

Susan M. Weinheimer
Susan M. Weinheimer

Brian E. Weinheimer
Brian E. Weinheimer

STATE OF Iowa, COUNTY OF Guthrie

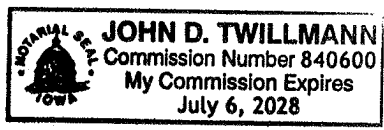
This record was acknowledged before me on April 29, 2026 by
Susan M. Weinheimer.



[Signature]
Signature of Notary Public

STATE OF Iowa, COUNTY OF Guthrie

This record was acknowledged before me on April 29, 2026 by
Brian E. Weinheimer.



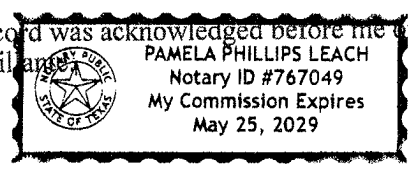
[Signature]
Signature of Notary Public

Brenda W. Squillante
Brenda W. Squillante

Andrew K. Squillante
Andrew K. Squillante

STATE OF Texas, COUNTY OF Tarrant

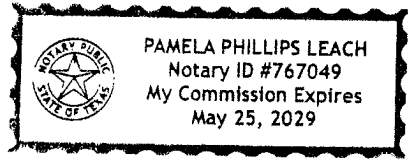
This record was acknowledged before me on April 22, 2026 by
Brenda W. Squillante



Pamela Phillips Leach
Signature of Notary Public

STATE OF Texas, COUNTY OF Tarrant

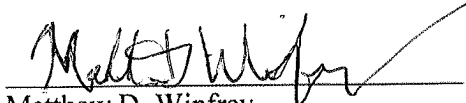
This record was acknowledged before me on April 22, 2026 by
Andrew K. Squillante.



Pamela Phillips Leach
Signature of Notary Public



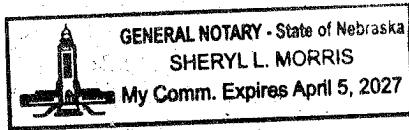
Jodi L. Winfrey

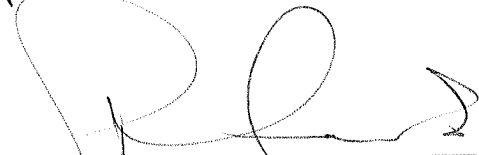


Matthew D. Winfrey

STATE OF Nebraska, COUNTY OF Douglas.

This record was acknowledged before me on April 24, 2026 by
Jodi L. Winfrey.

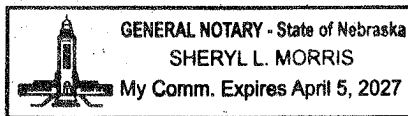





Signature of Notary Public

STATE OF Nebraska, COUNTY OF Douglas.

This record was acknowledged before me on April 24 2026 by
Matthew D. Winfrey.





Signature of Notary Public