

BK: 2026 PG: 1259  
Recorded: 5/5/2026 at 3:45:00.0 PM  
Pages 2  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$31.74  
Combined Fee: \$53.74  
Revenue Tax: \$1,519.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Bryan Young, 1582 290th Street, Macksburg, IA 50155  
**Taxpayer:** Bryan Young, 1582 290th Street, Macksburg, IA 50155  
**Preparer:** Andrew Nordstrom, 2126 Bicentennial Drive, Cedar Falls, IA 50613, Tel: 319-230-7428



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael Watson AKA Michael L. Watson and Tina Watson AKA Tina L. Watson, a married couple, do hereby Convey to Bryan Young and Jacqueline Young, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southwest Fractional Quarter (1/4) of Section Six (6), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND the East Half (1/2) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1), and located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Six (6), containing 50.84 acres, more or less, as shown in Plat of Survey filed in Book 2025, Page 686 on March 24, 2025, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT a tract of land located in the South Half (1/2) of the Southwest Fractional Quarter (1/4) of said Section Six (6), containing 28.659 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 116 on July 12, 1988 in the Office of the Recorder 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: 5-1-2026

*Michael L. Watson*

Michael Watson AKA Michael L. Watson, Grantor

*Tina Watson*

Tina Watson AKA Tina L. Watson, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on May 1st, 2026 by  
Michael Watson AKA Michael L. Watson and Tina Watson AKA Tina L. Watson.



*[Signature]*  
Signature of Notary Public