



Document 2026 1277

Book 2026 Page 1277 Type 03 001 Pages 1
Date 5/07/2026 Time 10:10:53AM
Rec Amt \$7 00 Aud Amt \$5 00
Rev Transfer Tax \$892 80
Rev Stamp# 142 DOV# 131

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$ 558,500⁰⁰

Preparer: Madelyn E. Hurn, 4201 Westown Pkwy - Suite 250, W.DSM, IA 50266, (515) 283-1801 (187893)

Return To: Elizabeth Baker and Bradley Baker, 1903 Quail Ridge Ave, WINTERSET, IA 50273

Taxpayer: Elizabeth Baker and Bradley Baker, 1903 Quail Ridge Ave, WINTERSET, IA 50273

VCU174317

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Christopher Bourne and Lisa Bourne**, a married couple, do hereby Convey to **Elizabeth Baker and Bradley Baker**, 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:

Lot Fifteen (15) in Quail Ridge Subdivision, located in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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.

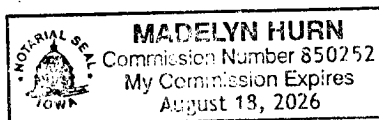
Dated: May 4th, 2026.

Christopher Bourne, Grantor

Lisa Bourne, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on May 4th, 2026, by Christopher Bourne and Lisa Bourne, a married couple.



Signature of Notary Public