

BK: 2026 PG: 1320
Recorded: 5/11/2026 at 1:58:53.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$330.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515)758-2267

Taxpayer Information:

Gabriel Hatchitt
Olivia Stout
505 N.W. 5th Street
Earlham, Iowa 50072

Return Document To:

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Jackson D. Lenocker

Grantees:

Gabriel Hatchitt
Olivia Stout

Legal Description: See Page 2



WARRANTY DEED

For the consideration of \$207,000.00 and no/100ths----- Dollars and other valuable consideration, JACKSON D. LENOCKER and CAROLINE J. LENOCKER, husband and wife; do hereby convey to: ~~GABE~~ ^{GABRIEL} HATCHITT and OLIVIA STOUT, 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:

^{+Gabriel} Lot Four (4) of Eivins Addition, Plat Two (2), in the Town of Earlham, 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: 6th day of May, 2026.

Jackson D. Lenocker
Jackson D. Lenocker

Caroline J. Lenocker
Caroline J. Lenocker

STATE OF IOWA, COUNTY OF MADISON ss:

This record was acknowledged before me on 6th day of May, 2026 by Jackson D. Lenocker and Caroline J. Lenocker, husband and wife.

Tami Rice
Notary Public

