



Document 2026 1352

Book 2026 Page 1352 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Michael S. Eganhouse, Simpson Jensen Abels Fischer & Bouslog, PC
400 Locust Street, Suite 400, Des Moines, Iowa 50309; 515-288-5000

Taxpayer Information: Jacob and Jennifer Ried, 3149 Cumming Rd., Cumming, Iowa 50061

Return Document To: Michael S. Eganhouse, Simpson Jensen Abels Fischer & Bouslog, PC
400 Locust Street, Suite 400, Des Moines, Iowa 50309

Grantors: Jacob D. Ried and Jennifer L. Ried

Grantees: Jacob D. Ried, as Trustee of the Jacob D. Ried Trust
Jennifer L. Ried, as Trustee of the Jennifer L. Ried Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Jacob D. Ried and Jennifer L. Ried, husband and wife, do hereby Convey to Jacob D. Ried, as Trustee of the Jacob D. Ried Trust, and Jennifer L. Ried, as Trustee of the Jennifer L. Ried Trust, one-half each as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (S 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

EXCEPT

Parcel "F" located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 9.97 acres, as shown in Plat of Survey filed in Book 2015, Page 1467 on May 27, 2015, in the Office of the Recorder of Madison County, Iowa.

Property Address: 3149 Cumming Rd., Cumming, IA 50061

This deed is exempt according to Iowa Code 428A.2(21).

Following the conveyance, the property remains the homestead of the Grantors, and no other parties have a present interest in the Grantee Trusts.


Grantors do Hereby Covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that grantors 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. The undersigned hereby relinquish 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 11, 2026.




Jacob D. Ried, Grantor



Jennifer L. Ried, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on May 11, 2026, by Jacob D. Ried and Jennifer L. Ried, husband and wife.



Signature of Notary Public

