



Document 2026 1672

Book 2026 Page 1672 Pages 2
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

Return to: Vig S. Khushdeep and Rachel L. Shaver, 36742 High Meadows Lane, Cumming IA 50061

REG-189224

5/3

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **John W. Bontrager and Mary C. Bontrager, a married couple** (the "Grantors"), do hereby convey to **Vig S. Khushdeep and Rachel L. Shaver, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The South Half (1/2) of the Northwest Quarter (1/4), and the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", located in the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twenty-four (24), containing 32.255 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 527 on December 13, 1994 in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), in the South Half (1/2) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Twenty-four (24); AND Lot "E", of Lot Twenty-seven (27), of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), in the South Half (1/2) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), containing 1.227 acres, as shown in Plat of Survey filed in Book 2006, Page 981 on March 13, 2006 in the Office of the Recorder of Madison County, Iowa.

(53)

Subject to all covenants, restrictions and easements of record.

See revenue on Trustee Warranty Deed filed in Book 2026 at Page 1671

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 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. 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 June 4, 2026.

John W. Bontrager
John W. Bontrager (Grantor)

Mary C. Bontrager
Mary C. Bontrager (Grantor)

STATE OF IA, COUNTY OF Polk

This record was acknowledged before me on June 4, 2026, by John W. Bontrager and Mary C. Bontrager.

Heather Helland
Notary Public

