

\$460,000.00

BK: 2026 PG: 1678
Recorded: 6/10/2026 at 8:30:21.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$735.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Abigail Noltner and Alexia Johnson, 2952 Woodland Ave, Truro IA 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Randy Houseman, a single person, and Heather Houseman n/k/a Heather Clausi, a single person** (the "Grantors"), do hereby convey to **Abigail Noltner, a single person, and Alexia Johnson, a single person** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel "B" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.10 acres, as shown in Plat of Survey filed in Book 2, Page 627 on November 8th, 1995, in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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.

Weather Clausi
Heather Clausi (Grantor)

STATE OF Iowa, COUNTY OF polk

This record was acknowledged before me on June 7, 2026, 2026, by Heather Clausi.

Tobra Sharon
Notary Public



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 ~~6-6-26~~ ^{7-6-26 R.H.} 6-6-26, 2026.
7-6-26 R.H.

Randy Houseman
Randy Houseman (Grantor)

STATE OF Iowa, COUNTY OF polk

This record was acknowledged before me on June 6, 26, 2026, by Randy Houseman.

Tobra Sharon
Notary Public

