$320,000

BK: 2026 PG: 1758
Recorded: 6/15/2026 at 1:12:12.0 PM
Pages 2
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $511.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Seth D. Dodge, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (12047CEN)

Return To: Dyllon Patterson and Shelby Patterson, 260 NE Maple Avenue, Earlham, IA 50072

Taxpayer Information: Dyllon Patterson and Shelby Patterson, 260 NE Maple Avenue, Earlham, IA 50072

WARRANTY DEED

For the consideration of One ($1.00) Dollar and other valuable consideration, **Jason Allen Akers and Emily A. Akers, a married couple,** do hereby Convey to **Dyllon Patterson and Shelby Patterson, a married couple,** as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lots Eleven (11) and Twelve (12) in Block Six (6) of Nicholson's Addition to the Town of Earlham, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 06/02/2026

Jason Allen Akers

Jason Allen Akers

Emily A. Akers

Emily A. Akers

STATE OF Texas)
) ss:
COUNTY OF Travis)

This record was acknowledged before me on 06/02/2026, by Jason Allen Akers and Emily A. Akers, a married couple.

NOTARY PUBLIC STATE OF TEXAS

Tolulope Ogunlade

ID NUMBER
132602762
COMMISSION EXPIRES
June 1, 2029

Notary Public in and for said State

Electronically signed and notarized online using the Proof platform.