$325,000

BK: 2026 PG: 1763
Recorded: 6/15/2026 at 1:15:58.0 PM
Pages 2
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $519.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
MEGAN PINKERTON, 1721 158TH ST, EARLHAM, IA 50072

WARRANTY DEED

Legal: A tract of land located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-two (32), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 1.243 acres, as shown in Plat of Survey filed in Farm Plat Record 2, Page 329 on July 28, 1992, in the Office of the Recorder of Madison County, Iowa.

Address: **1721 158th St, Earlham, IA 50072**

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dyllon N. Patterson and Shelby Patterson, a married couple**, hereby conveys the above-described real estate to **Megan Pinkerton.**

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Iowa)

) SS:

COUNTY OF Polk)

On this day of 06/03/2026 (date), before me the undersigned, a Notary Public in and for said State, personally appeared Dyllon Patterson and, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Notary Public in and for said State

Dated: 06/03/2026

Dyllon N. Patterson

Shelby Patterson

DELANEE J. ENSLEY
Commission Number 852078
My Commission Expires
11-09-2026