Document 2026 3191

Book 2026 Page 3191 Pages 3
Date 10/27/2026 Time 11:11:09AM
Rec Amt $17.00 Aud Amt $5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 W. Jefferson, PO Box 29, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: W. Greg Smith and Rebecca Smith, 2273 Clark Tower Rd., Winterset, IA 50273

Return Document To: Mark L. Smith, 101 W. Jefferson, PO Box 29, Winterset, IA 50273

Grantors: Madison County, Iowa

Grantees: W. Greg Smith and Rebecca Smith

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Madison County, Iowa, does hereby Convey to W. Greg Smith and Rebecca J. Smith, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

See Attached Legal Description
(Locally known as 2273 Clark Tower Road,Winterset, IA 50273)

*****This deed is exempt from the Declaration of Value and Groundwater Hazard Statement, pursuant to Iowa Code Sections 428A.2(6) and (19).**

Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that it 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.

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: 10/26/26.

MADISON COUNTY, IOWA

By: Heather Stancil, Board Chair of the Madison County, Iowa, Board of Supervisors, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on OCTOBER 26, 2026 by Heather Stancil, Board Chair of the Madison County, Iowa, Board of Supervisors.

Signature of Notary Public

BETSY BREEDING
Commission Number 822711
My Commission Expires
December 12, 2028

©The Iowa State Bar Association 2022
IowaDocs®

LEGAL DESCRIPTION:

Parcel "D", located in the East Half (½) of the Southwest Quarter (¼) of Section Six (6), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 1.86 acres, as shown in Plat of Survey filed in Book 2026, Page 3166, on October 23, 2026 in the Office of the Recorder of Madison County, Iowa.