Document 2026 3237

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Date 10/30/2026 Time 3:09:09PM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $639.20
Rev Stamp# 400

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

$400,000

WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Steven R. Morgan, 2391 Valleyview Avenue, St. Charles, IA 50240

Return Document To: Steven R. Morgan, 2391 Valleyview Avenue, St. Charles, IA 50240

Grantors: Charles F. Tibben and Kimberly D. Tibben

Grantees: Steven R. Morgan and Jenny L. Braun

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Thousand Dollar(s) and other valuable consideration, Charles F. Tibben and Kimberly D. Tibben, Husband and Wife, do hereby Convey to Steven R. Morgan and Jenny L. Braun, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (¼) of the Northeast Quarter (NE¼) of Section Nine (9), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed is given in full satisfaction of a Real Estate Contract filed November 2, 2021, in Book 2021, Page 4541, in the Office of the Recorder of Madison County, Iowa.

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: 10-23-2026.

Charles F. Tibben, Grantor

Kimberly D. Tibben, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 23, 2026 by Charles F. Tibben and Kimberly D. Tibben.

KIM LEONARD
Commission Number 712395
My Commission Expires
September 4, 2028

KMLeonard
Signature of Notary Public

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