Document 2026 3339

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Date 11/09/2026 Time 11:51:06AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $311.20
Rev Stamp# 412 DOV# 393

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

$195,000.00

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (6035SUM)
Return To: Alivia Lincoln and Carson Short, 2889 235th St, Saint Charles, IA 50240
Taxpayer Information: Alivia Lincoln and Carson Short, 2889 235th St, Saint Charles, IA 50240

GM194485

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WARRANTY DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, **Garrett L. Tyler and Gracen E. Schrodt, both single persons,** Convey(s) to **Alivia Lincoln and Carson Short**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A tract of land located in the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing on the quarter section line at a point 1805 feet East of the Southwest Corner of the Northeast Quarter (¼) of said Section Seven (7), running thence North 201 feet, thence Westerly 149 feet, thence North 243 feet 4 inches, thence Easterly 384 feet, thence South 435 feet 3 inches to the South line of said quarter section, thence Westerly along said quarter section line to the point of beginning, containing 3.15 acres, more or less.

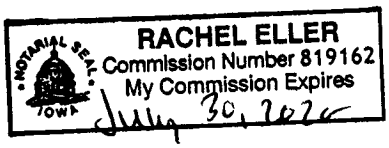
Subject to all covenants, restrictions and easements of record. MCA

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 11-5-26



Garrett L. Tyler

Gracen E. Schrodt

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on November 5 2026 by **Garrett L. Tyler and Gracen E. Schrodt, both single persons**.

Notary Public in and for said State