$1,100,000.00

BK: 2026 PG: 3345
Recorded: 11/9/2026 at 2:04:52.0 PM
Pages 2
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.00
Combined Fee: $20.00
Revenue Tax: $1,759.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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

Return document to and mail tax statements to:
BRADLEY S. GASKILL AND KRISTINE E. GASKILL, 1271 OLD PORTLAND RD, VAN METER, IA 50261

WARRANTY DEED

Legal: Lot One (1) of Terrace Pines Subdivision located in the Southeast Quarter (1/4) of Section Seventeen (17), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

Address: **1271 Old Portland Rd, Van Meter, IA 50261**

For the consideration of One Dollar ($1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Todd R. Montgomery and Renae L. Montgomery, a married couple**, hereby conveys the above-described real estate to **Bradley S. Gaskill and Kristine E. Gaskill, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

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 Florida)

) SS:

COUNTY OF Sarasota)

On this day of October 27th, 2026 (date), before me the undersigned, a Notary Public in and for said State, personally appeared Todd R. Montgomery and Renae L. Montgomery, a married couple, 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: 10/27, 2026

Todd R. Montgomery

Renae L. Montgomery

LEROY VINSON
Notary Public - State of Florida
Commission # HH 462911
My Comm. Expires Nov 8, 2027