BK: 2026 PG: 3369
Recorded: 11/12/2026 at 8:08:00.0 AM
Pages 2
County Recording Fee: $17.00
Iowa E-Filing Fee: $3.32
Combined Fee: $20.32
Revenue Tax: $0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

# WARRANTY DEED
## THE IOWA STATE BAR ASSOCIATION
### Official Form No. 101
### Recorder's Cover Sheet

**Preparer Information:**
Barry L. Griffith
109 North Third Street; P.O. Box 268
Knoxville, Iowa 50138; (641) 842-2197

**Taxpayer Information:**
John and Tammy McDonald Trust
Attn: John D. McDonald and Tammy S. McDonald
1626 Roland Avenue
Chariton, Iowa 50049

**Return Document To:**
Barry L. Griffith
109 North Third Street; P.O. Box 268
Knoxville, Iowa 50138

**Grantors:**
John D. McDonald
Tammy S. McDonald

**Grantee:**
John and Tammy McDonald Trust dated November 10, 2026

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

# WARRANTY DEED

For the consideration of ONE & No/100ths ($1.00) Dollar and other valuable consideration, **John D. McDonald and Tammy S. McDonald**, husband and wife, do hereby convey to the **John D. McDonald and Tammy S. McDonald, Trustees of the John and Tammy McDonald Trust, dated November 10, 2026**, the following described real estate in Madison County, Iowa:

A tract of land described as commencing at the East Quarter (1/4) corner of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence North, 89° 7' West, 101.7 feet along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section, thence North, 23° 24' West 213.8 feet along the West right-of-way line of U.S. Highway 169, thence North 40° 25 ¾' West, 46.4 feet along said West right-of-way line to the point of beginning; thence continuing North, 40° 25 ¾' West, 522.3 feet along said West right-of-way line, thence South 1° West, 502.9 feet, thence East 289 feet, thence North 97.3 feet, thence North, 81° 15' East, 59.3 feet to the point of beginning, containing 2.2823 acres.

Exemptions: Iowa Code §428A.2(21) and §455B.172(11)(7)

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: November 10, 2026

John D. McDonald, Grantor

Tammy S. McDonald, Grantor

STATE OF IOWA, COUNTY OF MARION

This record was acknowledged before me on November 10, 2026, by John D. McDonald and Tammy S. McDonald, husband and wife.

BARRY L. GRIFFITH
Commission Number 147274
My Commission Expires
June 23, 2027

Signature of Notary Public

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Form No. _____,
Revised January 2016