

BK: 2026 PG: 39  
Recorded: 1/6/2026 at 2:04:54.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,391.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

---

**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6087ROGI)

**Return To:** Gary and Courtney Matt Revocable Trust, 2176 148th Street, Winterset, IA 50273

**Taxpayer Information:** Gary and Courtney Matt Revocable Trust, 2176 148th Street, Winterset, IA 50273

---

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Lee Hegdahl and Marla Hegdahl, a married couple**, do hereby Convey to **the Trustee(s) of the Gary and Courtney Matt Revocable Trust** the following described real estate:

**Lot Nine (9) of LIMESTONE ESTATES located in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa**  
**AND**

**Lot Ten (10) of LIMESTONE ESTATES located in the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;**

Subject to all covenants, restrictions and easements of record.

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.

