

BK: 2026 PG: 905  
Recorded: 4/1/2026 at 1:42:10.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,975.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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

Return document to and mail tax statements to:  
CHRISTOPHER KERINS AND CHARLOTTE KERINS, 1890 HOGBACK BRIDGE ROAD, WINTERSET,  
IA 50273

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## WARRANTY DEED

**Legal:** Parcel "D" located in the Southwest Quarter (¼) of Section Fourteen (14), Township Seventy-six (76) North, Range Twentyeight (28) West of the 5th P.M., Madison County, Iowa, containing 61.86 acres, as shown in Plat of Survey filed in Book 2010, Page 817 on April 13, 2010, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "E" located therein, containing 19.11 acres, as shown in Plat of Survey filed in Book 2013, Page 811 on March 20, 2013, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT all that part of said Parcel "D" located in the North Half (½) of the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Fourteen (14).

**Address:** 1890 Hogback Bridge Road, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Emily J. Marshall and Paul F. Marshall, a married couple**, hereby conveys the above-described real estate to **Christopher Kerins and Charlotte Kerins, 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.

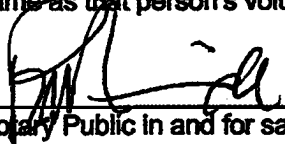
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA )

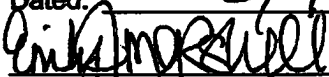
) SS:

COUNTY OF MADISON )

On this day of 3/18/26 (date),  
before me the undersigned, a Notary Public in  
and for said State, personally appeared Emily J.  
Marshall and Paul F. Marshall, 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: 3/18, 2026

  
\_\_\_\_\_  
Emily J. Marshall

  
\_\_\_\_\_  
Paul F. Marshall

