

BK: 2025 PG: 1984
Recorded: 7/30/2025 at 1:58:53.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$271.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Space above for recording data

Prepared By: Joseph B. Wallace, Att'y at Law, 409 Duff, Ames, IA 50010 515-232-2501
Send Tax Statement To: Brandon and Shauna Pickering, 340 McKinley N, Truro, IA 50257
Return Document To: Brandon and Shauna Pickering, 340 McKinley N, Truro, IA 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Virginia R. McClelland**, an unmarried person, (the "Grantor"), does hereby Convey to **Brandon R. Pickering and Shauna L. Pickering** as joint tenants with full rights of survivorship and not as tenants in common, (the "Grantees"), the following described real estate in Madison County, Iowa:

Lot Three (3) and the North 31 Feet of Lot Four (4) of H & K Subdivision to the City of Truro, Madison County, Iowa; AND a tract of land located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, and more particularly described as follows to-wit: Commencing at the Northeast Corner of the Southeast Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Sixteen (16), thence South 86°28' West along the North line of said Southeast Quarter (¼) of the Southeast Quarter (¼) of the Northeast Quarter (¼) 283.00 feet; thence South 00°00' 80.00 feet; thence South 00°12' West 113.00 feet to the point of beginning; thence North 86°28' East 33.10 feet; thence South 00°00' East 49.00 feet; thence North 86°28' East 150.40 feet; thence South 02°39' East 74.80 feet; thence South 86°28' West 52.40 feet to the East line of H & K Subdivision of Truro, Iowa; thence North 00°12' East 124.00 feet to the point of beginning and containing 0.0869 acres.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantor does hereby covenant 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.

Dated the 24 day of July 2025.

Virginia McClelland
Virginia R. McClelland

STATE OF IOWA, COUNTY OF Dallas) SS

This record was acknowledged before me on July 24, 2025, by Virginia R. McClelland.

Krista Rettkowski
Notary Public for Said County and State

