

BK: 2025 PG: 2215
Recorded: 8/19/2025 at 2:05:35.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$386.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Space above for recording data

Prepared By: James G. Rowe, Attorney at Law, 413 Grant Street, Van Meter, Iowa 50261 // (515) 996-4045
Send Tax Stmt. To: Filiberto Jose Flores – 551 Long Street, Patterson, IA 50218
Return Document To: Filiberto Jose Flores – 551 Long Street, Patterson, IA 50218

WARRANTY DEED

KNOW ALL PERSONS THAT BY THIS INSTRUMENT:

Corey J. Oakes, a single person, and Sidney M. Pitt, a single person, for valuable consideration CONVEY(S) to: Filiberto Jose Flores, a single person, the following described real estate in Madison County, Iowa:

Lot Six (6), in Block Six (6), of the Original Town Plat of the Town of Patterson, Madison County, Iowa.

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.

AND the Grantor(s) do HEREBY COVENANT with the Grantee(s), and successors in interest, that Grantor(s) hold this real estate by TITLE IN FEE SIMPLE; that they have good and lawful AUTHORITY TO SELL AND CONVEY the same; that this real estate is FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WHATSOEVER, except as may be stated above; and Grantor(s) covenant to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever except as may be stated above. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

Signed this 15 day of August, 2025

Corey J. Oakes
Corey J. Oakes

Sidney M. Pitt
Sidney M. Pitt

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on August 15, 2025 by Corey J. Oakes, a single person,
and Sidney M. Pitt, a single person.

Sign name here
Print name here

Katelyn Stiles

Notary Public in and for said State and County
My Commission Expires:

[notary stamp]



KATELYN STILES
Commission No. 857439
My Commission Expires
7/22/2027