



Document 2025 2319

Book 2025 Page 2319 Type 03 001 Pages 3
Date 8/29/2025 Time 12:43:42PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$823.20
Rev Stamp# 324 DOV# 319
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$515,000⁰⁰

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9586RSS)

E Return To: Collin Meisner and Samantha Bell, 3392 265th St., SAINT CHARLES, IA 50240

Taxpayer Information: Collin Meisner and Samantha Bell, 3392 265th St., SAINT CHARLES, IA 50240

REG-166544

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Charley Garcia and Ovan Garcia, a married couple**, do hereby Convey to **Collin Meisner and Samantha Bell**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lots One (1) and Two (2) of A T Cooper Subdivision located in the East 30 acres of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-six (26) 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.

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: 6/26/2025

Charley Garcia
Charley Garcia

STATE OF Iowa

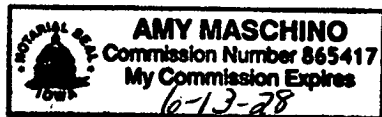
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COUNTY OF Polk

)ss:

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This record was acknowledged before me on August 26, 2025, by Charley Garcia.



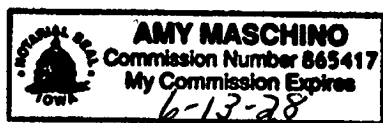
Amy Maschino
Notary Public in and for said State

Dated: 8/26/25

Ovan Garcia
Ovan Garcia

STATE OF Iowa)
COUNTY OF Polk) ss:
)

This record was acknowledged before me on August 26, 2025, by Ovan Garcia.



Amy Maschino
Notary Public in and for said State