

BK: 2025 PG: 2678  
Recorded: 10/3/2025 at 11:15:19.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$319.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Preparer Information:** David H. Mason, 415 Clay St., P.O. Box 627, Cedar Falls, IA 50613, Phone: (319) 277-6830  
**Send Tax Statements to:** No Change.  
**Return Document to:** David H. Mason, 415 Clay St., P.O. Box 627, Cedar Falls, IA 50613, Phone: (319) 277-6830

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, Sheryl Lee North (a/k/a Sheryl L. North), a single person, does hereby Convey to Steffany Mohan, the following described real estate in Madison County, Iowa:

**Parcel "D" located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 37.091 acres, as shown in Plat of Survey filed in Book 2003, Page 833 on February 14, 2003, in the Office of the Recorder of Madison County, Iowa.**

This deed is given in fulfillment of the Real Estate Contract for the sale of the above-described property dated September 8, 2015 and filed September 25, 2015 in Book 2015 at Page 2816, as amended by an Amendment to Real Estate Contract dated December 23, 2015 and filed January 7, 2016 in Book 2016 at Page 46.

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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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

[signature page follows]

Dated: October 2, 2025.

Grantor:

Sheryl Lee North  
Sheryl Lee North

STATE OF IOWA, COUNTY OF Wapello

This record was acknowledged before me on October 2, 2025, by Sheryl Lee North, a single person.

Dawn Benedict  
Signature of Notary Public

