

BK: 2025 PG: 2861
Recorded: 10/27/2025 at 8:26:43.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$111.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Craig E. Young, 100 East Prairie St., Truro, IA 50257
Taxpayer: Craig E. Young, 100 East Prairie St., Truro, IA 50257
Preparer: Andrew Nordstrom, 2126 Bicentennial Drive, Cedar Falls, IA 50613, Tel: 319-230-7428



WARRANTY DEED
(Several Grantors)

For the consideration of One Dollar(s) and other valuable consideration, Margaret E. Bryan, a single person with 99% undivided interest, by John A. Bryan a/k/a John Andrew Bryan as Attorney-in-Fact, and John Andrew Bryan and Amanda J. Bryan, a married couple, with 1% undivided interest, do hereby Convey to Craig E. Young and Anna M. Young, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Six (6), in Block Nine (9), in the ORIGINAL TOWN OF TRURO, 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.

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: 10/22/25

Margaret E. Bryan, Grantor, by John A. Bryan a/k/a John Andrew Bryan as Attorney-in-Fact

Margaret E. Bryan, Grantor, by John A. Bryan a/k/a John Andrew Bryan as Attorney-in-Fact

STATE OF IOWA, COUNTY OF JACK

This record was acknowledged before me on 10/22/2025 by Margaret E. Bryan, by John A. Bryan a/k/a John Andrew Bryan as Attorney-in-Fact.

Betsy Haas-Reineck
Signature of Notary Public

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires 6/27/28

Dated: 10/22/25

John Andrew Bryan, Grantor
John Andrew Bryan, Grantor

Amanda J. Bryan, Grantor
Amanda J. Bryan, Grantor

STATE OF IOWA, COUNTY OF Pack

This record was acknowledged before me on 10/22/2025 by
John Andrew Bryan and Amanda J. Bryan.

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 16543
My Commission Expires 6/27/28

Betsy Haas-Reineck
Signature of Notary Public