

BK: 2025 PG: 3205  
Recorded: 11/24/2025 at 1:13:34.0 PM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.22  
Combined Fee: \$15.22  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

Prepared by: LYNN SINGER 1012 N John Wayne Dr, Box 517, Winterset, IA 50273 (515) 462-3575  
Tax Statement: OAKTREE PROPERTIES, 520 4TH ST SW, SUITE A, LE MARS, IA 51031 (712)541-6899  
Return To: OAKTREE PROPERTIES, 520 4TH ST SW, SUITE A, LE MARS, IA 51031

## SHERIFF'S DEED

In consideration of \$ 9,369.00 heretofore paid, I JASON BARNES, SHERIFF  
of MADISON COUNTY, Iowa, do hereby sell and convey unto:

### OAKTREE PROPERTIES

the following described property in MADISON County, Iowa:

LOTS 3 IN BLOCK 4 OF GAFF & BEVINGTON'S ADDITION TO THE TOWN OF WINTERSET, MADISON COUNTY, IOWA

☐ See Attached Sheet (s) for further description

Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon the surrender of the Sheriff's Certificate of Purchase, the same having been issued on N/A

In Case Number EQCV035835

### UNITED STATES SECRETARY OF AGRICULTURE

VS

ALL UNKNOWN HEIRS, DEVISEES, OR CLAIMANTS WITH AN INTEREST IN THE PROPERTY OF MICHAEL A. COLE; ELDON COLE; VELVA COLE; STATE OF IOWA, DEPARTMENT OF REVENUE; UNKNOWN SPOUSE, IF ANY, OF MICHAEL A. COLE; UNKNOWN SPOUSE, IF ANY, OF ELDON COLE; UNKNOWN SPOUSE, IF ANY, OF VELVA COLE; PARTIES IN POSSESSION; H & R ACCOUNTS, INC., ET AL.

Date Nov. 21, 2025

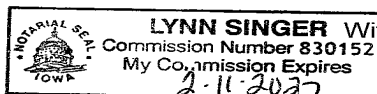
JASON BARNES, SHERIFF

DOV and transfer tax exempt under Iowa Code Section  
428A.2(19) EXEMPTION #19

STATE OF IOWA }  
MADISON COUNTY } SS.

On 11-21-2025 before me, a Notary Public in and for said County, personally appeared  
JASON BARNES, SHERIFF

to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as said for the purposes therein named.



Witness my hand and seal, the day and year last above written.

L. Singer  
Notary Public in and for the State of Iowa