



Document 2025 777

Book 2025 Page 777 Type 03 001 Pages 3  
Date 4/02/2025 Time 2:14:09PM  
Rec Amt \$17.00 Aud Amt \$10.00 INDX  
Rev Transfer Tax \$439.20 ANNO  
Rev Stamp# 108 DOV# 109 SCAN  
BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$275,000.00

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, PO Box 230, Winterset, IA 50273,  
Tel: 5154623731

<sup>3</sup>  
**Taxpayer Information:** Shane D. Bregar and Kelli S. Bregar, PO Box 204, Truro, IA 50257

<sup>6</sup> **Return Document To:** Shane D. Bregar, PO Box 204, Truro, IA 50257

**Grantors:** Veronica J. Woods

**Grantees:** Shane D. Bregar and Kelli S. Bregar

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Two Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Veronica J. Woods, a single individual, does hereby Convey to Shane D. Bregar and Kelli S. Bregar, 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:

**A tract of land located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., more particularly described as follows, to-wit: Commencing at the Northeast corner of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Fifteen (15), running thence West 209 feet, thence South 447 feet, thence East 209 feet, thence North 447 feet to the point of beginning; AND a tract of land located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Fifteen (15), more particularly described as follows, to wit: Commencing 209 feet West of the Northeast corner of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Fifteen (15), thence West 218 feet, thence South 248 feet, thence Easterly 218 feet, thence North 249 feet to the point of beginning; AND Parcel "E" located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Fifteen (15), containing 0.754 acres, as shown in Plat of Survey filed in Book 2003, Page 875, on February 18, 2003 in the Office of the Recorder of Madison County, Iowa; AND Out Lot Six (6) in the Original Town of Truro, formerly called Ego, in Madison County, Iowa, EXCEPT the West 180 feet thereof; AND all that part of Out Lot Seven (7) in said Town of Truro, Iowa, which lies South of Prairie Street, EXCEPT the West 180 feet thereof.**



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.

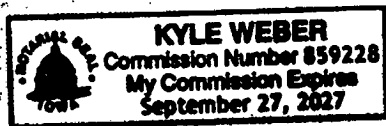
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 3/31/25.

Veronica J. Woods  
Veronica J. Woods, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 31, 2025 by Veronica J. Woods.



[Signature]  
Signature of Notary Public