

BK: 2026 PG: 1055  
Recorded: 4/16/2026 at 10:20:07.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,199.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

---

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Vanessa Mailloux-Hird and Andrew Hird, 1930 Upland Trail, Prole IA 50229

---

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Tobra Greene f/k/a Tobra Sharon, a single person** (the "Grantor"), does hereby Convey to **Vanessa Mailloux-Hird and Andrew Hird, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "D" located therein, containing 4.38 acres, as shown in Plat of Survey filed in Book 2018, Page 2153 on July 9, 2018, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E" located therein, containing 9.22 acres, more or less, as shown in Amended Plat of Survey filed in Book 2018, Page 3114 on September 27, 2018 in the Office of the Recorder of Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

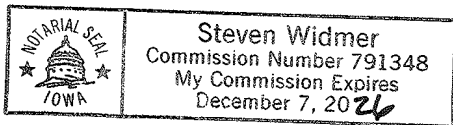
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated 4/10/26, 2026.

Tobra Greene  
Tobra Greene (Grantor)

STATE OF Iowa, COUNTY OF WARREN

This record was acknowledged before me on 4/10/26, 2026, by Tobra Greene.



Steven Widmer  
Notary Public