



Document 2026 1164

Book 2026 Page 1164 Type 03 001 Pages 2
Date 4/27/2026 Time 12:17:53PM
Rec Amt \$12.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

This Document Prepared By: Mary Tunakan Creative Planning Legal, P.A. 5454 W. 110 th Street Overland Park, Kansas 66211 913 327 9455	After Recording, Mail To: Andrea Epke Creative Planning Legal, P.A. 5454 W. 110 th Street Overland Park, Kansas 66211	Mail Tax Statements To: Jason Carroll A/K/A Jason A. Carroll & Katherine Carroll A/K/A Katherine R. Carroll 1425 Hogback Bridge Road Earlham, IA 50072
---	---	--

WARRANTY DEED

THIS DEED is made and entered into this 27 day of APRIL, 2026, by and between **JASON CARROLL A/K/A JASON A. CARROLL and KATHERINE CARROLL A/K/A KATHERINE R. CARROLL**, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, Grantors, of Madison County, State of Iowa, and **JASON A. CARROLL and KATHERINE R. CARROLL**, as trustees of the **CARROLL JOINT TRUST dated April 29, 2022**, Grantee, of Madison County, State of Iowa.

Grantee's mailing address: 1425 Hogback Bridge Road, Earlham, IA 50072

WITNESSETH, That the Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid by the Grantee, the receipt of which is hereby acknowledged, do by these presents, CONVEY AND WARRANT unto the Grantee, the following described real estate, situated in the County of Madison, State of Iowa, to-wit:


Lots Four (4) and Five (5) of Hogback Bridge Acres, located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa.

Subject to all easements, restrictions, reservations and covenants, if any, now of record.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands the day and year first above written.



JASON CARROLL A/K/A JASON A.
CARROLL



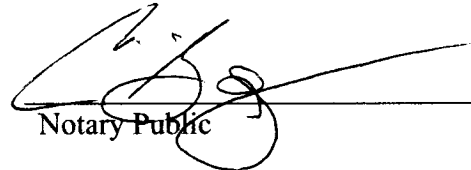
KATHERINE CARROLL A/K/A
KATHERINE R. CARROLL

STATE OF IOWA)
) SS:
COUNTY OF Madison)

On this 27 day of April, 2026, before me personally appeared JASON CARROLL A/K/A JASON A. CARROLL and KATHERINE CARROLL A/K/A KATHERINE R. CARROLL, to me known to be the persons who executed the foregoing instrument and acknowledged the execution of the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in Winterset, Iowa, the day and year first above written.





Notary Public

This Deed is exempt according to Iowa Code 428A.2(21).