



Document 2026 1600

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Date 6/04/2026 Time 9:00:23AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,535.20

Rev Stamp# 189 DOV# 177

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$960,000<sup>00</sup>

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

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**Preparer Information:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, IA 50265,  
Tel: 515-223-6000

**Taxpayer Information:** Mark Wells and Starlet Wells, 2160 114th Court, Winterset, IA 50273

**Return Document To:** Brett T Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa  
50265

**Grantors:** McCarthy Trim Corporation

**Grantees:** Mark Wells and Starlet Wells

**Legal Description:** See Page 2


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

DW 188689 MML



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, McCartney Trim Corporation, a corporation organized and existing under the laws of Iowa, does hereby Convey to Mark Wells and Starlet Wells, 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:

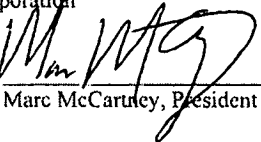
Lot Ten (10) of Scenic Ridge Subdivision, located in the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa 

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it 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, according to the context.

Dated: 5-27-2026

McCartney Trim Corporation, an Iowa corporation

By:  , Pres.  
Marc McCartney, President

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 5/27/26,  
by Marc McCartney, as President, of McCartney Trim Corporation, an Iowa corporation.

  
Signature of Notary Public

