

\$300,000.00

BK: 2026 PG: 1684
Recorded: 6/10/2026 at 12:27:57.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$479.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
KARLY J. CALVIN AND EVAN M. BRUCE, 301 N 15TH AVENUE, WINTERSSET, IA 50273

WARRANTY DEED

Legal: Lot Six (6) of MAPLE LANE ESTATES, an Addition to the City of Winterset, Madison County, Iowa.

Address: 301 N 15th Avenue, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Sheryl L. Lett, a single person and Sondra Laughlin and Duane Laughlin, a married couple**, hereby conveys the above-described real estate to **Karly J. Calvin and Evan M. Bruce, as joint tenants with full rights of survivorship and not as tenants in common**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.

STATE OF IA)
COUNTY OF Polk) SS:

On this 29 day of May,
2026 before me the undersigned, a Notary
Public in and for said State, personally appeared
Sheryl L. Lett, a single person to me known to be
the identical person named in and who executed
the foregoing instrument and acknowledged that
the person executed the same as that person's
voluntary act and deed.

Kate Anderson
Notary Public in and for said State

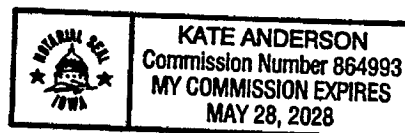
STATE OF IA)
COUNTY OF Polk) SS:

On this 29 day of May,
2026 before me the undersigned, a Notary
Public in and for said State, personally appeared
Sondra Laughlin and Duane Laughlin, a married
couple, to me known to be the identical person
named in and who executed the foregoing
instrument and acknowledged that the person
executed the same as that person's voluntary act
and deed.

[Signature]
Notary Public in and for said State

Dated: May 29, 2026

Sheryl L. Lett
Sheryl L. Lett



Dated: May 29, 2026

Sondra Laughlin
Sondra Laughlin

Duane Laughlin
Duane Laughlin

