

\$189,500.00

BK: 2026 PG: 1702
Recorded: 6/11/2026 at 8:24:46.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$302.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer & Return: PA HENRICHSEN 10430 NEW YORK AV STE B URBAN DALE IA 50322
E-MAIL: pa@henrichsenlawoffice.com 515.727.5330
Taxpayer name Tx Stmt : Ariana Vazquez 501 West Market Street, SAINT CHARLES, IA 50240

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration,

Grantor(s): Scott Capps, a single person do hereby Convey to

Grantees: Ariana Vazquez, the following described real estate:

Lot Eight (8) and the East 3 feet of Lot Seven (7) in Block Two (2) of Clanton's Addition of 1888 to the Town of St. Charles, Madison County, Iowa

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.

The real property described above is conveyed subject to the following: All easements, all easements evidenced by use, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession. 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.

[signature and notary appear on the following page]

Dated: 05/29/2024

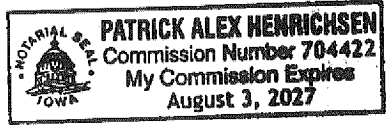
Scott Capps
Scott Capps

STATE OF IOWA, COUNTY OF POLK

Ss:

This instrument was acknowledged before me on 05/29/2024, by Scott Capps.

«seal»



[Signature]
PATRICK ALEX HENRICHSEN
NOTARY PUBLIC
COMM # 704422
EXPIRES 08/03/2027