



Document 2026 1884

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Date 6/24/2026 Time 1:50:55PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$127.20
Rev Stamp# 225 DOV# 213

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

17
12720

\$80,000⁰⁰
Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Maxwell Investments, LLC - 3026 235th St St Charles IA 50240

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WARRANTY DEED

12602053

For the consideration of One (\$1.00) Dollar and other valuable consideration **Travis Egli and Julie Egli, a married couple** (the "Grantors"), do hereby convey to **Maxwell Investments, LLC** (the "Grantee"), the following described real estate:

Lots Seven (7) and Eight (8) in Block Twelve (12) of Hartman & Young's Addition to the Town of St. Charles, Madison County, Iowa, AND a portion of the vacated alley running east-west and north-south in Block Twelve (12) of Hartman and Young's Addition described as follows: Commencing at the Southeast corner of Lot One (1) in said Block and running thence West to the Southeast corner of Lot Three (3), thence South to the Southeast corner of Lot Six (6), thence East to the Southwest corner of Lot Seven (7), thence North to the Northwest corner of Lot Seven (7), thence East to the Northeast corner of Lot Eight (8), thence North to the point of beginning, all in Block Twelve (12) of Hartman and Young's Addition to the Town of St. Charles, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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.

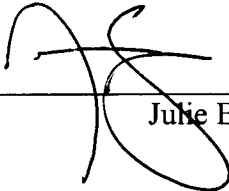
Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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.

Dated June 12th, 2026.



Travis Egli (Grantor)



Julie Egli (Grantor)

STATE OF Iowa, COUNTY OF Warren

This record was acknowledged before me on June 12th, 2026, by Travis Egli and Julie Egli.



Notary Public

