

BK: 2026 PG: 1899
Recorded: 6/25/2026 at 2:26:49.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.32
Combined Fee: \$20.32
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPACE ABOVE THIS LINE FOR RECORDER *RETURN TO AND*
PREPARED BY: Raymond D. Berger, Berger & Buchmeyer, P.O. Box 76, Davenport, IA 52805 (563)327-0130
ADDRESS TAX STATEMENT TO: Jason Carroll and Katherine Carroll, 1425 Hogback Bridge Road, Earlham, Iowa
50072

WARRANTY DEED

BY EXECUTION OF THIS DEED BY GRANTOR(S) AND BY ACCEPTANCE THEREOF BY THE GRANTEE(S), GRANTOR(S) AND GRANTEE(S) EXPRESSLY ACKNOWLEDGE THAT: (1) THE PREPARER OF THIS DEED DID NOT PROVIDE ANY CONSULTATION OR LEGAL ADVICE TO ANY PARTY; (2) AND THAT THE SCOPE OF LEGAL SERVICES PROVIDED BY THE PREPARER OF THIS DEED WAS LIMITED TO THE PREPARATION OF THIS DEED.

For the consideration of TEN (10) Dollars and other valuable consideration, the undersigned, Jason Carroll a/k/a Jason A. Carroll and Katherine Carroll a/k/a Katherine R. Carroll, a married couple, do hereby Convey to Jason A. Carroll and Katherine R. Carroll, as trustees of the Carroll Joint Trust dated April 29, 2022, the following described real estate in Madison County, Iowa:

Lots Four (4) and Five (5) of Hogback Bridge Acres, located in the South Half (½) 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.

PIN: 200032728041000

Exempt transaction under Section 428A.2(21) of Iowa Code.

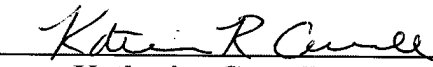
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances except as may be above stated; 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.

Dated: June 23, 2026

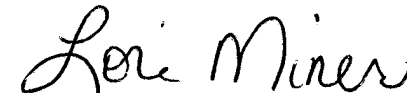

Jason A. Carroll (Grantor)


Katherine Carroll (Grantor)

STATE OF Iowa)
COUNTY OF Madison) ss:

On this 23 day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared Jason A. Carroll and Katherine R. Carroll, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and under their authority as trustees of the Carroll Joint Trust dated April 29, 2022.




NOTARY PUBLIC

File No. 26B-3581