



Document 2026 2021

Book 2026 Page 2021 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$95.20
Rev Stamp# 245 DOV# 232

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$60,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (6612ROGI)

Return To: Tricore LLC, 255 SW Walnut Ave., Earlham, IA 50072

Taxpayer Information: Tricore LLC, 255 SW Walnut Ave., Earlham, IA 50072

TRF 189636
P2602085

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Roger Wedel and Susan Wedel, a married couple**, do hereby Convey to **Tricore LLC, a limited liability company**, in the following described real estate:

Parcel "B", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., City of Earlham, Madison County, Iowa, containing 0.452 acres, as shown in Plat of Survey filed in Book 2003, Page 3120 on May 29, 2003, in the Office of the Recorder of 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 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.

