



Document 2026 2107

Book 2026 Page 2107 Pages 2
Date 7/14/2026 Time 1:26:06PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$847.20
Rev Stamp# 259 DOV# 244

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$530,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

GSCU190444

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Carmen Tillman, 2237 Holliwell Valley Ct, Winterset, IA 50273

☒ **Return Document To:** Carmen Tillman, 2237 Holliwell Valley Ct, Winterset, IA 50273

☒ **Grantors:** Jillian Bryant and Drew Bryant

Grantees: Carmen Tillman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Five Hundred Thirty Thousand Dollar(s) and other valuable consideration, Jillian Bryant and Drew Bryant, do hereby Convey to Carmen Tillman, the following described real estate in Madison County, Iowa:

Lot Eleven (11) of Holliwell Valley Subdivision, located in the Northeast Quarter (1/4) of Section Five (5), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., 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.

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: 7-10-2026.

Jillian Bryant
Jillian Bryant, Grantor

Drew Bryant
Drew Bryant, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-10-26 by
Jillian Bryant and Drew Bryant.

Sarah M. Cowman
Signature of Notary Public

