

BK: 2026 PG: 2140
Recorded: 7/16/2026 at 11:22:00.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information:

Christine F. Halbrook
Halbrook Law, PLC
3900 Ingersoll Avenue, Suite 203
Des Moines, IA 50312
Phone: (515) 355-1155

Taxpayer Information:

Todd and Diane Ramsey
401 NE 4th Street
Greenfield, IA 50849

Return Document To:

Christine F. Halbrook
Halbrook Law, PLC
3900 Ingersoll Avenue, Suite 203
Des Moines, IA 50312

Grantors:

Todd P. Ramsey and Diane R. Ramsey

Grantees:

Todd P. Ramsey and Diane R. Ramsey, or their Successor(s), as Trustee of the Ramsey Property Trust u/a/d July 13, 2026.

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Todd P. Ramsey and Diane R. Ramsey, husband and wife, do hereby convey to Todd P. Ramsey and Diane R. Ramsey, or their Successor(s), as Trustee of the Ramsey Property Trust u/a/d July 13, 2026, all their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

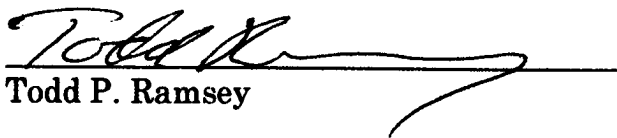
Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and the vacated alley in Block Three (3), ALL in the Original Town of Webster, Madison County, Iowa AND Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and the vacated alley in Block Four (4), ALL in the Original Town of Webster, Madison County, Iowa; AND that part of vacated Summit Street located in the Town of Webster, running from the South line of Barnard Street to the North line of Clay Street; AND that part of the vacated North half (½) of Clay Street located in the Town of Webster, running from the East line of Webster Street to the West line of Grade Street; AND that part of the vacated Grade Street located in the Town of Webster, running from the South line of Barnard Street to the Centerline of Clay Street.

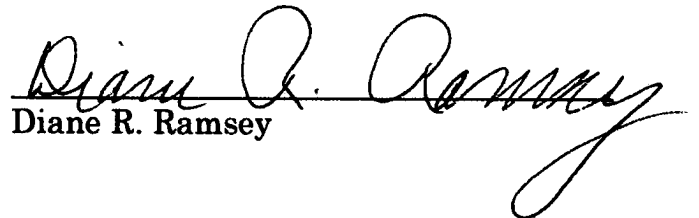
This deed and transfer is exempt from transfer tax, declaration of value and groundwater hazard statement pursuant to Iowa Code 428A.2(21).

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.

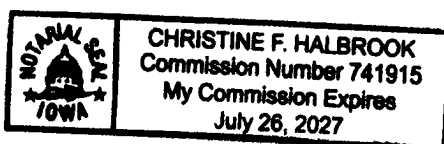
Dated: July 13, 2026.

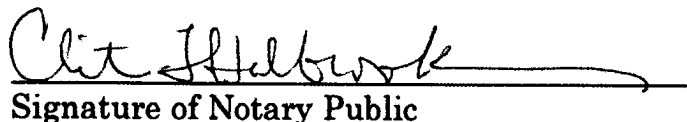

Todd P. Ramsey


Diane R. Ramsey

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on July 13, 2026, by Todd P. Ramsey and Diane R. Ramsey, husband and wife.




Signature of Notary Public