

BK: 2026 PG: 231
Recorded: 1/22/2026 at 8:23:09.0 AM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.22
Combined Fee: \$15.22
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared by: LYNN SINGER 1012 N John Wayne Dr, Box 517, Winterset, IA 50273 (515) 462-3575
Tax Statement: GREENSTATE CREDIT UNION, PO Box 800, NORTH LIBERTY, IA 52317
Return To: CHRISTOPHER E. PECH, GREENSTATE CREDIT UNION, PO Box 800, NORTH LIBERTY, IA 52317

SHERIFF'S DEED

In consideration of \$ 364,765.44 heretofore paid, I JASON BARNES, SHERIFF
of MADISON COUNTY, Iowa, do hereby sell and convey unto:

GREENSTATE CREDIT UNION

the following described property in MADISON County, Iowa:

THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-FIVE(25), IN TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., IN MADISON COUNTY, IOWA.

See Attached Sheet (s) for further description

Upon the expiration of the redemption period (no redemption having been made) this Deed is given upon the surrender of the Sheriff's Certificate of Purchase, the same having been issued on N/A

In Case Number EQCV035955

GREENSTATE CREDIT UNION

VS

NICKOLAUS MICHAEL JUERGENS; UNKNOWN SPOUSE OF NICKOLAUS MICHAEL JUERGENS, IF ANY; VELOCITY INVESTMENTS, LLC; HEARTLAND ROOFING, SIDING, AND WINDOWS, LLC; IOWA DEPARTMENT OF REVENUE; AND ANY AND ALL UNKNOWN PARTIES IN POSSESSION

Date 01/13/2026

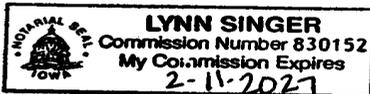

JASON BARNES, SHERIFF

DOV and transfer tax exempt under Iowa Code Section 428A.2(19) EXEMPTION #19

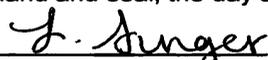
STATE OF IOWA }
MADISON COUNTY } ss.

On January 13, 2026 before me, a Notary Public in and for said County, personally appeared JASON BARNES, SHERIFF

to me personally known to be the identical person whose name is subscribed to the foregoing deed as grantor, and acknowledged the execution thereof to be his voluntary act and deed as said for the purposes therein named.



Witness my hand and seal, the day and year last above written.


Notary Public in and for the State of Iowa