



Document 2026 2466

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Date 8/19/2026 Time 10:23:59AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$236.00
Rev Stamp# 307 DOV# 293

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$148,000⁰⁰

Preparer Information: Jeremy Danilson, 6165 Northwest 86th St., Johnston, IA 50131, Phone: (515) 512-5500

Address Tax Statement/ Return To: Clayton Abbas, 325 E Center St., Truro, IA 50257

Wm 191754 mdr

WARRANTY DEED

For the consideration of \$1.00 (one) Dollar(s) and other valuable consideration, Shandara D. Beener, a single person, does hereby Convey to Clayton Abbas, a single person, the following described real estate in Madison County, Iowa:

Lot Seven (7) in Block Six (6) of the ORIGINAL TOWN of Truro, 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.

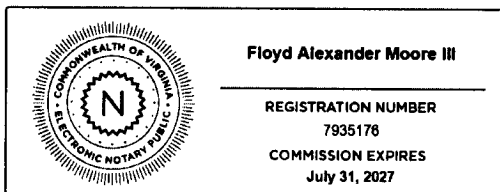
Dated: 08/10/2026

Shandara D. Beener

Shandara D. Beener (Grantor)

STATE OF Virginia, COUNTY OF Chesterfield

This record was acknowledged before me on 08/10/2026, by Shandara D. Beener.



Floyd Alexander Moore III

Signature of Notary Public

Notarized remotely online using communication technology via Proof.