



Document 2026 2655

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 Date 9/04/2026 Time 12:05:02PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$1.432.00
 Rev Stamp# 330 DOV# 315

BRANDY MACUMBER, COUNTY RECORDER
 MADISON COUNTY IOWA

\$895,117.00

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Bryce Vulgamott and Andrea Vulgamott, 1136 Limestone Ct, Winterset, IA 50273

HOME 190548

1/2

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Sage Homes, Inc., an Iowa Corporation** (the "Grantor") does hereby Convey to **Bryce Vulgamott and Andrea Vulgamott, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Thirty-eight (38) of Scenic Ridge Subdivision, located in the Northeast Quarter (¼) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County.

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.

The Corporation hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: 9/2/26

Sage Homes, Inc, an Iowa Corporation

By *Thomas C Pickard*

Printed Name: Thomas C Pickard

Title: President

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 2nd day of Sept, 2026,
by Thomas C Pickard, as President, of Sage
Homes, Inc.



Kristina Leek
Notary Public in and for the State of Iowa

My Commission Expires: 4/28/27