



Document 2026 2946

Book 2026 Page 2946 Pages 2
Date 10/01/2026 Time 12:28:33PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$423.20
Rev Stamp# 372 DOV# 355

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$265,000^e

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

Tax Statement

& Return to: Mason Woosley, 404 W Clanton Street, Saint Charles, IA 50240

Wm 193321 mda
P2603363

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Caressa M. Tolbert, a single person**, (the "Grantor"), does hereby Convey to **Mason Woosley** (the "Grantee"), the following described real estate:

Lot Two (2) of KEPHART'S ADDITION to St. Charles, Iowa, a Subdivision in Madison County, Iowa.

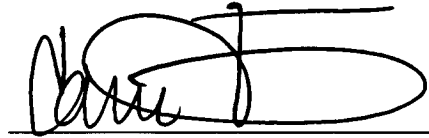
Subject to all covenants, restrictions and easements of record.

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.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor 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 Grantor 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, and as masculine or feminine gender, according to the context.

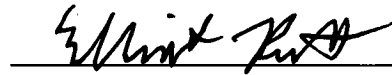
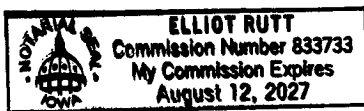
Dated September 18th, 2026.



Caressa M. Tolbert (Grantor)

STATE OF Iowa COUNTY OF Warrick

This record was acknowledged before me on September 18th, 2026, by Caressa M. Tolbert.



Notary Public