



Document 2026 3085

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Date 10/15/2026 Time 1:38:48PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,040.80
Rev Stamp# 387 DOV# 369

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$651,000⁰⁰

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4678

Mail tax statements and return document to:
Cody Michael Rost, 3117 Walnut Ln, Truro, IA 50257

FRCO 193860

$\frac{2}{3}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Melinda S. Snell and Quincy Snell, a married couple**, do hereby convey unto **Cody Michael Rost**, the following described real estate:

Parcel "G", located in the East Half (½) of the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Twenty-four (24), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Farm Plat Record 3, Page 108 on September 10, 1997 in the Office of the Recorder of Madison County, Iowa.



Order No.: 808-35317/SC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

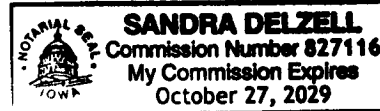
Melinda S. Snell

Melinda S. Snell

Quincy Snell

Quincy Snell

STATE OF Iowa)
Madison)
COUNTY OF Madison)



SS:

This instrument was acknowledged before me on October 12 2026 by Melinda S. Snell and Quincy Snell, a married couple.

[Signature]
Notary Public in and for said State