

\$675,353.00

BK: 2026 PG: 3136

Recorded: 10/20/2026 at 1:44:44.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$1,080.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: David C. Pulliam, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9834RE)

Return To: Joseph R. McCaffery and Tara McCaffery, 2150 114th Ct., WINTERSET, IA 50273

Taxpayer Information: Joseph R. McCaffery and Tara McCaffery, 2150 114th Ct., WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Happe Homes, LLP**, a Limited Liability Partnership organized and existing under the laws of the State of Iowa, does hereby Convey to **Joseph R. McCaffery and Tara McCaffery, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Thirteen (13) of Scenic Ridge Subdivision, located in the Northeast Quarter (1/4) 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.

The grantor 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, and as masculine or feminine gender, according to the context.

Dated: 10/7/26

Happe Homes, LLP, an Iowa Limited Liability Partnership

By: Kelsey Carlstedt

Kelsey Carlstedt

Printed Name

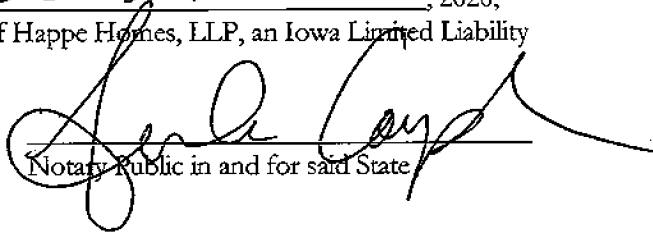
Financial Manager

Title

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on October 7, 2026,
by Kelsey Carlstedt as Financial Manager of Happe Homes, LLP, an Iowa Limited Liability
Partnership.




Notary Public in and for said State