

BK: 2026 PG: 481  
Recorded: 2/24/2026 at 2:24:43.0 PM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$0.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa



Document 2025 3335  
Book 2025 Page 3335 Type 03 001 Pages 3  
Date 12/08/2025 Time 1:17:49PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$527.20  
Rev Stamp# 452 DOV# 458  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

# 330,000

This Deed is being re-recorded to correct the legal description shown therein. The previously filed instrument, noted above, contained an error in said description. The legal description attached to this updated instrument is the correct and intended legal description for the subject property. Exempt per Iowa Code 428A.2(10)

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9754RSS)  
Return To: Joseph Warren Aschoff and Tessa Nadine Aschoff, 2117 Warren Ave, SAINT CHARLES, IA 50240  
Taxpayer: Joseph Warren Aschoff and Tessa Nadine Aschoff, 2117 Warren Ave, SAINT CHARLES, IA 50240

CFC169331

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Ashley Vance, a single person, do hereby Convey to Joseph Warren Aschoff and Tessa Nadine Aschoff, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**SEE ATTACHED EXHIBIT A.**

Subject to all covenants, restrictions and easements of record.

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: 12/01/2025

Ashley Vance  
Ashley Vance

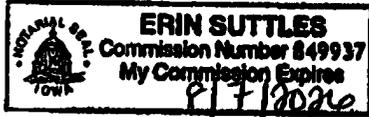
STATE OF IA

COUNTY OF POIK

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This record was acknowledged before me on December 1<sup>st</sup> 2025, by Ashley Vance, a single person.

Erin Suttles  
Notary Public in and for said State



#### **EXHIBIT A – LEGAL DESCRIPTION**

A tract of land commencing at the Northeast Corner of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, thence South 00 degrees 00 minutes 00 seconds East along the East line of said Section Thirty-six (36), 2150.42 feet to the point of beginning, thence South 90 degrees 00 minutes 00 seconds West, 414.0 feet to a point, thence South 00 degrees 00 minutes 00 seconds East 210.43 feet to a point, thence South 90 degrees 00 minutes 00 seconds East, 414.0 feet to a point on the East line of said Section Thirty-Six (36), thence North 00 degrees 00 minutes 00 seconds West along said East line 210.43 feet to the point of beginning said Parcel containing 2.0 acres more or less subject to existing road right of way and easements thereon, if any. Subject to all building restrictions

**AND**

Commencing at the Northeast Corner of Section 36, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; thence South 00°00'00" 2,360.85 feet along the section line to the point of beginning. Thence continuing South 00°00'00" 100.00 feet, thence North 64°12'54" West 229.89 feet; thence North 90°00'00" East 207.00 feet to the point of beginning. Said parcel contains 0.238 acres.

**AND**

Commencing at the East Quarter Corner of Section 36, T76N, R26W of the 5th P.M., Madison County, Iowa; thence along the East line of the NE 1/4 said Section 36, North 00°00'00", 206.37 feet; thence North 64°12'54" West, 459.78 feet to the point of beginning. Thence North 00°00'00", 426.08 feet; thence North 90°00'00" West, 122.68 feet; thence South 00°00'00", 426.08 feet; thence South 90°00'00" East, 122.68 feet to the point of beginning. Said parcel of land contains 1.200 acres.

**AND**

Commencing at the Northeast Corner of Section 36, Township 76 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa; thence South 00°00'00" 2,360.85 feet along the section line, thence continuing South 90°00'00" West, 207.00 feet to the point of beginning. Thence North 64°12'54" West 229.89 feet; thence South 00°00'00" 100.00 feet; thence North 90°00'00" East 207.00 feet to the point of beginning. Said parcel contains 0.238 acres.