

BK: 2023 PG: 953  
Recorded: 5/5/2023 at 11:36:35.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$1,105.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$691,205.00**

SPACE ABOVE FOR RECORDER

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive IA 50325; (515) 518-6306  
Tax Statement  
& Return to: Annie Marie Peyton and Ryan Wayne Peyton, 1811 Millstream Court, Winterset, IA 50273

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### WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Sage Homes, Inc., an Iowa Corporation**, does hereby convey to **Annie Marie Peyton and Ryan Wayne Peyton, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Twenty-seven (27) of Covered Bridge Estates, located in the Fractional Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7), AND in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eighteen (18), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

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: 5/2/23

Sage Homes, Inc, an Iowa Corporation

By Thomas C. Pickard, Jr.

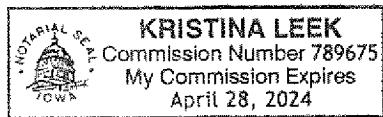
Printed Name: Thomas C. Pickard

Title: President

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me this 2nd day of May, 2023,  
by Thomas C. Pickard, as President, of Sage  
Homes, Inc.

Kristina Leek  
Notary Public in and for the State of Iowa



My Commission Expires: 5/28/24