

BK: 2025 PG: 2545
Recorded: 9/25/2025 at 8:36:11.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$367.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

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:
Dustin M Black, 109 Clanton E, Saint Charles, IA 50240

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Travis Brockett and Rikki Brockett, f/k/a Rikki Kissell, a married couple**, do hereby convey unto **Dustin M Black, a single person**, the following described real estate:

Lots Seven (7) and Eight (8) in Block Fourteen (14) of HARTMAN & YOUNG'S ADDITION to St. Charles, Madison County, Iowa.

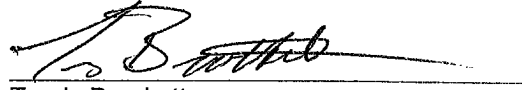
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

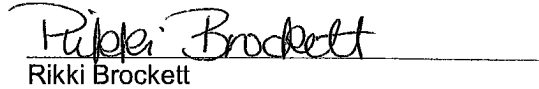
Order No.: 808-32380/SC

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.

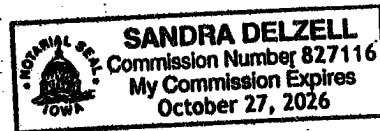
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Travis Brockett


Rikki Brockett

STATE OF Iowa)
COUNTY OF Madison)

SS:



This instrument was acknowledged before me on Sept 22 2025 by Travis Brockett and Rikki Brockett, f/k/a Rikki Kissell, a married couple.


Notary Public in and for said State