



Document 2025 332

Book 2025 Page 332 Type 03 001 Pages 2

Date 2/05/2025 Time 10:24:28AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$325.60

Rev Stamp# 51 DOV# 58

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$204,000<sup>00</sup>

**Preparer:** David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (8817RE)

**Return To:** Nicholas Bagby and Kathryn Bagby, 241 N Highland Street, Saint Charles, IA 50240

**Taxpayer Information:** Nicholas Bagby and Kathryn Bagby, 241 N Highland Street, Saint Charles, IA 50240

**WARRANTY DEED**

LIN157449  
P2404274

For the consideration of One (\$1.00) Dollar and other valuable consideration, Sherri Sayre, a single person, does hereby Convey to Nicholas Bagby and Kathryn Bagby, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Lots Three (3) and Four (4) and the North Half (1/2) of Lots One (1) and Two (2), in Block Three (3) of Hartman and Young's Addition to the Original Town of St. Charles, Madison County, Iowa and that portion of Vine Street vacated by the City Council of the Town of St. Charles, Iowa, described as follows: Beginning at the intersection of Vine and Highland Streets, thence North 66 feet, thence West 274 feet to Cross Street, thence South 66 feet, thence East 274 feet to the place of beginning, 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.**

**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: 2.3.25

Sherri Sayre  
Sherri Sayre

STATE OF IOWA )  
COUNTY OF DALLAS )ss:

This record was acknowledged before me on Feb. 3, 2025, by Sherri Sayre, a single person.

[Signature]  
Notary Public in and for said State

