

BK: 2026 PG: 1123
Recorded: 4/22/2026 at 3:10:19.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$1,039.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9939RSS)
Return To: Cole Glenn, 2051 145th Ln., EARLHAM, IA 50072
Taxpayer Information: Cole Glenn, 2051 145th Ln., EARLHAM, IA 50072

P2620876

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration **Betty Truong n/k/a Betty Willson and Mark Willson, a married couple**, do hereby Convey to **Cole Glenn, a married person**, the following described real estate:

Parcel "B" located in the West Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 8.13 acres, as shown in Plat of Survey filed in Book 2008, Page 3595 on December 15, 2008, in the Office of the Recorder of Madison County, Iowa.

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: 4/14/2026

Betty Willson
Betty Truong n/k/a Betty Willson
Mark Willson
Mark Willson

STATE OF Iowa)
)ss:
COUNTY OF Madison)

This record was acknowledged before me on 4/14/2026, by Betty Truong n/k/a Betty Willson and Mark Willson, a married couple.

Diane M Avery
Notary Public in and for said State
Diane M. Avery

