



Document 2026 596

Book 2026 Page 596 Type 03 001 Pages 2
Date 3/05/2026 Time 3:03:56PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$288.00
Rev Stamp# 68

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$180,174.⁰⁰

Return To: Kenneth D. Stanley and Lois L. Stanley, 201 S Lumber, St. Charles, IA 50240
Taxpayer: Kenneth D. Stanley and Lois L. Stanley, 201 S Lumber, St. Charles, IA 50240
Preparer: Mason T. McCoy, 200 W. Jefferson St, PO Box 199, Osceola, IA 50213, Tel: 641-342-2157



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Megan Edwards, a single person, does hereby Convey to Kenneth D. Stanley and Lois L. Stanley, a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Two (2) in Block Thirteen (13) of Hartman & Young's Addition to the Town of 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.

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: 3-5-26.

Megan Edwards
Megan Edwards, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on MARCH 5, 2026 by
Megan Edwards.

[Signature]
Signature of Notary Public

