



Document 2026 696

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$503.20
Rev Stamp# 77 DOV# 68

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$315,000⁰⁰

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (6028SUM)
Return To: Tomas Diaz-Peterson, 150 S 4th St, Patterson, IA 50218
Taxpayer Information: Tomas Diaz-Peterson, 150 S 4th St, Patterson, IA 50218

William 173050man

$\frac{2}{3}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Joshua Lincoln, a single person**, Convey(s) to **Tomas Diaz-Peterson**, the following described real estate:

Lots Five (5), Six (6), Seven (7) and Eight (8) in Block Twelve (12) of the Original Town of Patterson, Madison County, Iowa, AND the former right of way of the Chicago, Rock Island and Pacific Railroad Company lying South of said Block Twelve (12).



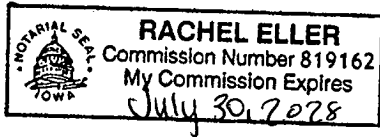
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Subject to all covenants, restrictions and easements of record.

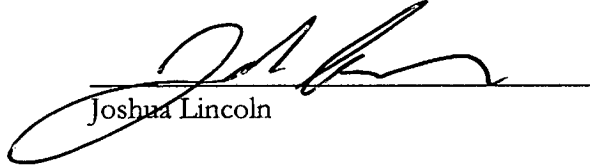
The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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.

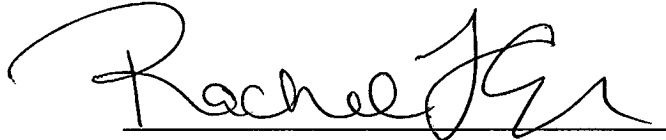


Dated: 3-9-26


Joshua Lincoln

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on March 9, 2026 by **Joshua Lincoln,**
a **single person.**


Notary Public in and for said State