



Document 2022 3091

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 Date 10/24/2022 Time 12:13:09PM
 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$306.40
 Rev Stamp# 401 DOV# 395
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

INDX
 ANNO
 SCAN
 CHEK

#192,000

Return Document To: Nancy Henggeler, 415 E Court, Winterset, IA 50273
Preparer Information: Matthew D. Kern, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266,
 Phone: (515) 283-1801
Address Tax Statement: Nancy Henggeler, 415 E Court, Winterset, IA 50273

MDK133056

1/1

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Clear Skies Investments, LLC**, do hereby Convey to **Nancy Henggeler** the following described real estate in Madison County, Iowa:

The East Fifty (50) feet of Lot Seven (7) in Block Two (2) of Goe's Addition to Winterset, 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 this this 20 day of October, 2022

Clear Skies Investments, LLC

By: Kyle Lehman
 Kyle Lehman, Manager

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on this 20 day of October, 2022, by Kyle Lehman, Manager of **Clear Skies Investments, LLC**

Signature of Notary Public

