

BK: 2023 PG: 1151
Recorded: 5/24/2023 at 2:05:11.0 PM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$151.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$95,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Karyn Lynn Clark, 70 Long St., Patterson, IA 50218

Return Document To: Karyn Lynn Clark, 70 Long St., Patterson, IA 50218

Grantors: Charles E. Harper

Grantees: Karyn Lynn Clark

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ninety-Five Thousand Dollar(s) and other valuable consideration, Charles E. Harper, Single, does hereby Convey to Karyn Lynn Clark, the following described real estate in Madison County, Iowa:

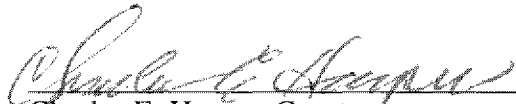
See description attached.

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.

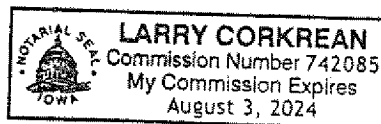
Dated: 5-22-23


Charles E. Harper, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 22nd, 2023 by Charles E. Harper.


Signature of Notary Public



Lots Three (3) and Four (4) in Block Sixteen (16) of the Original Town of Patterson, Madison County, Iowa AND a tract of land located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of Lot 4 in Block 16 of the Original Town of Patterson, thence S $06^{\circ}52'05''$ E a distance of 38.00 feet, thence N $83^{\circ}04'20''$ E to a point that is 38.00 feet S $06^{\circ}52'05''$ E of the Southeast corner of Lot 3 in Block 16 of the Original Town of Patterson, thence N $06^{\circ}52'05''$ W a distance of 38.00 feet, thence S $83^{\circ}04'20''$ W to the point of beginning.