

\$63,000.00

BK: 2024 PG: 1128
Recorded: 5/28/2024 at 9:36:41.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$100.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (066RC)

Return To: Cliff Forest Properties LLC, 5054 State Road 252, Brookville, IN 47012

Taxpayer Information: Cliff Forest Properties LLC, 5054 State Road 252, Brookville, IN 47012

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Vicki A. Morlan, a single person**, does hereby Convey to **Cliff Forest Properties, LLC**, in the following described real estate:

Lot Four (4) in Block Sixteen (16) of West Addition to the Town of Winterset, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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

