

\$160,000.00

BK: 2024 PG: 2278  
Recorded: 9/18/2024 at 8:57:40.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$255.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 346-6360

Return document to and mail tax statements to:

DAVID WOOD AND BARBARA DEGENARO, 622 West Washington Street, Winterset, Iowa 50273 File #RCS (rfb)

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## WARRANTY DEED

Legal: **Lot 4 in Block 16 in WEST ADDITION to the Town of Winterset,  
Madison County, Iowa**

Address: 622 West Washington Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Cliff Forest Properties, LLC, a limited liability company**, does hereby convey the above-described real estate to **David Wood and Barbara Kay DeGenaro**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

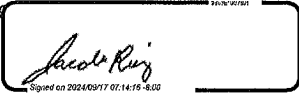
### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, and successors in interest, that Company holds the real estate by title in fee simple; that it 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

**This deed is executed as provided in the operating agreement of the limited liability company.**


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.

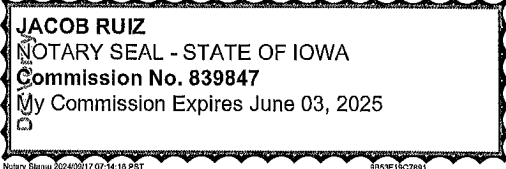
STATE OF IOWA )  
 )  
COUNTY OF PLYMOUTH ) SS:  
  
On this 17 day of SEPTEMBER, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared **Nathan A. Johnson**, to me known, and who being by me duly sworn, did say that the person is the **Managing Member** of said limited liability company; that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members or managers; that the person signing this deed has the authority to act on behalf of the limited liability company; and that the person acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.

  
Notary Public in and for said State

Dated: 17 SEPTEMBER, 2024

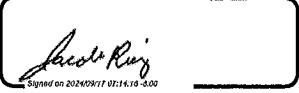
CLIFF FOREST PROPERTIES, LLC  
A limited liability company by:

  
Nathan A. Johnson  
MANAGING MEMBER




Notarial act performed by audio-visual communication

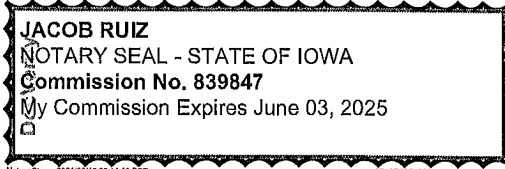
STATE OF IOWA )  
 )  
COUNTY OF PLYMOUTH ) SS:  
  
On this 17 day of SEPTEMBER, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared **Brooke A. Johnson**, to me known, and who being by me duly sworn, did say that the person is the **Managing Member** of said limited liability company; that no seal has been procured by the limited liability company, and that this instrument was signed on behalf of the limited liability company by authority of its members or managers; that the person signing this deed has the authority to act on behalf of the limited liability company; and that the person acknowledged the execution of this instrument to be the voluntary act and deed of the limited liability company, by it voluntarily executed.

  
Notary Public in and for said State

Dated: 17 SEPTEMBER, 2024

CLIFF FOREST PROPERTIES, LLC  
A limited liability company by:

  
Brooke A. Johnson  
MANAGING MEMBER



Notarial act performed by audio-visual communication