



Document 2024 2842

Book 2024 Page 2842 Type 03 001 Pages 2
 Date 11/22/2024 Time 10:47:39AM
 Rec Amt \$12.00 Aud Amt \$5.00 INDX
 Rev Transfer Tax \$787.20 ANNO
 Rev Stamp# 406 DOV# 398 SCAN
 BRANDY MACUMBER, COUNTY RECORDER CHEK
 MADISON COUNTY IOWA

\$492,111

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4678

Mail tax statements to and return to:
Derek McChurch and Nicole McChurch, 2202 Ash Tree Dr, Winterset, IA 50273

1/2

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Homes By Fleetwood, LLC, a limited liability company**, does hereby convey the following described real estate to **Derek McChurch and Nicole McChurch, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**:

Lot One (1) of Arbor Park, Plat Five (5), an Addition to the City of Winterset, Madison County, Iowa; EXCEPT Parcel "EE" located therein, containing 0.01 acres, as shown in Plat of Survey filed in Book 2024, Page 1349, on June 14, 2024, in the Office of the Recorder of 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.




Order No.: 808-28856/SC

SUBJECT TO ANY 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.

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.

Homes By Fleetwood, LLC

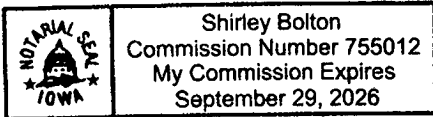


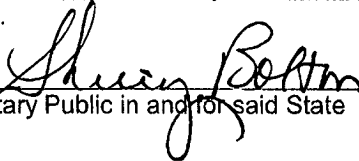
Stephen R. Grubb, Member

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on 11/20/24 by Stephen R. Grubb as Member of Homes By Fleetwood, LLC.





Notary Public in and for said State