



Document 2025 1673

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Date 6/30/2025 Time 4:12:12PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$79.20
Rev Stamp# 232 DOV# 228

INDX
ANNO
SCAN

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$50,000

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Clanton Creek Custom Homes, LLC, c/o Mark Marean, 2734 Norwood Avenue, Peru, IA 50222
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912



WARRANTY DEED

For the consideration of —Fifty Thousand Dollar(s)---- and other valuable consideration, Joni Lynn Hall and James R. Hall, a Married Couple, do hereby Convey to Clanton Creek Custom Homes, LLC, the following described real estate in Madison County, Iowa:

The East Half (½), EXCEPT the North 84 Feet and 8 Inches, of Lot Twenty (20) of Hutchings Addition to the Town of 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 Grantee, 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. The undersigned hereby relinquish 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.

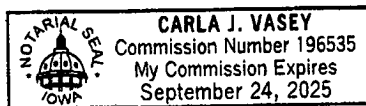
Dated: June 30, 2025.

Joni Lynn Hall
Joni Lynn Hall

James R. Hall
James R. Hall

STATE OF IOWA, COUNTY OF MADISON

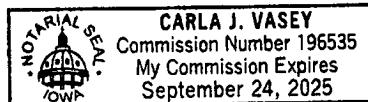
This record was acknowledged before me on June 30, 2025, by Joni Lynn Hall.



Carla J. Vasey
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 30, 2025, by James R. Hall.



Carla J. Vasey
Signature of Notary Public