

BK: 2025 PG: 1739  
Recorded: 7/9/2025 at 8:32:17.0 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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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (3764ROGI)

**Return To:** Randi Johnson and Shawn Johnson, 415 E Jefferson St., Winterset, IA 50273

**Taxpayer Information:** Randi Johnson and Shawn Johnson, 415 E Jefferson St., Winterset, IA 50273

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## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gregory Shahan and Melissa Shahan, a married couple**, do hereby Convey to **Randi Johnson and Shawn Johnson, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

**The West Half (1/2) of the Southeast Quarter (1/4) of Outlot Two (2) of EAST ADDITION OF OUTLOTS to the City of Winterset, Madison County, Iowa;**

Subject to all covenants, restrictions and easements of record.

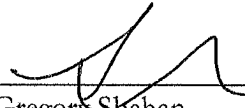
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.


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 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.

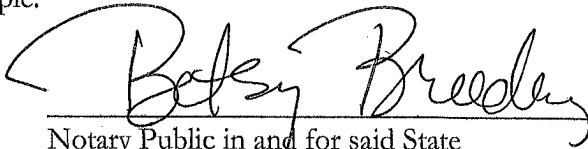
Dated: July 7, 2025

  
Gregory Shahan

  
Melissa Shahan

STATE OF IA )  
COUNTY OF MADISON } ss:

This record was acknowledged before me on JULY 7, 2025, by  
Gregory Shahan and Melissa Shahan, a married couple.

  
Notary Public in and for said State

