



Document 2025 2164

Book 2025 Page 2164 Type 03 001 Pages 2  
Date 8/14/2025 Time 11:59:07AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$375.20  
Rev Stamp# 300 DOV# 296  
BRANDY MACUMBER. COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$235,000<sup>00</sup>

**WARRANTY DEED**  
**Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Elton Root and Cinda Lee Root, 715 W. North Street, Winterset, IA 50273

**Return Document To:** Elton Root and Cinda Lee Root, 715 W. North Street, Winterset, IA 50273

**Grantors:** Callahan Quality Construction, LLC

**Grantees:** Elton Root and Cinda Lee Root

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Two Hundred Thirty-Five Thousand Dollar(s) and other valuable consideration, Callahan Quality Construction, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Elton Root and Cinda Lee Root, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Six (6) in Block Five (5) of A.B. Shriver's Addition to the Town of Winterset, Madison County, Iowa.

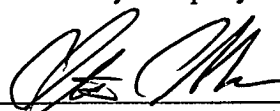
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Grantors do Hereby Covenant with 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.

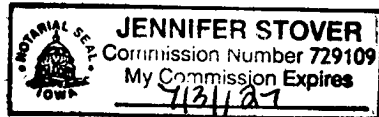
Dated: 8/11/25

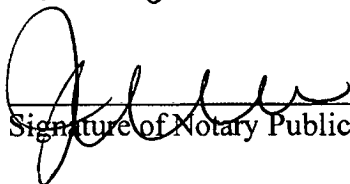
Callahan Quality Construction, LLC, an Iowa limited liability company

By   
Clayton Callahan, President

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Aug 11, 2025, by Clayton Callahan, as President, of Callahan Quality Construction, LLC a limited liability company.



  
Signature of Notary Public