

BK: 2025 PG: 2258
Recorded: 8/25/2025 at 9:31:57.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$791.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Thomas Clifford, 2381 Carver Road, Winterset, IA 50273
Taxpayer: Thomas Clifford, 2381 Carver Road, Winterset, IA 50273
Preparer: Jason Springer, 148 W. 2nd Street Suite 4, Madrid, IA 50156, Tel: 5154191471



WARRANTY DEED
(Several Grantors)

For the consideration of One Dollar(s) and other valuable consideration, Eugene V. Reed and Evelyn M. Reed, a married couple, do hereby Convey to Thomas Clifford, as a single person, the following described real estate in Madison County, Iowa:

All that part of Parcel "H", being a part of Parcel "G", located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.68 acres, as shown in Plat of Survey filed in Book 2016, Page 1038 on April 22, 2016, in the Office of the Recorder of Madison County, Iowa.

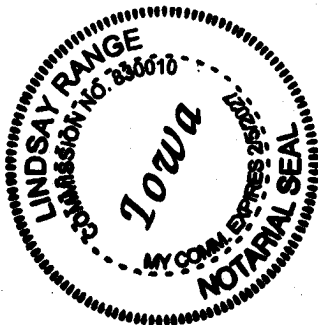
Locally known as: 2381 Carver Road, WINTERSET, IA 50273

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: 8/20/2025



Eugene V. Reed
Eugene V. Reed, Grantor

Evelyn M. Reed
Evelyn M. Reed, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 8/20/2025 by
Eugene V. Reed and Evelyn M. Reed.

Lindsay Range
Signature of Notary Public