



Document 2025 2455

Book 2025 Page 2455 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$20.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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: Scot M. Clark Revocable Trust Agreement and Kimberlee D. Clark Revocable Trust Agreement, 2212 204th Ct., Winterset, IA 50273

Return Document To: Scot M. Clark and Kimberlee D. Clark, 2212 204th Ct., Winterset, IA 5027.

Grantors: Scot M. Clark and Kimberlee D. Clark

Grantees: Scot M. Clark Revocable Trust Agreement and Kimberlee D. Clark Revocable Trust Agreement

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Scot M. Clark and Kimberlee D. Clark, Husband and Wife, do hereby Convey an undivided one-half interest to Scot M. Clark and Kimberlee D. Clark, (Co-Trustees) of Scot M. Clark Revocable Trust Agreement and an undivided one-half interest to Kimberlee D. Clark and Scot M. Clark (Co-Trustees) of Kimberlee D. Clark Revocable Trust Agreement, the following described real estate in Madison County, Iowa:

See description attached.

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.

This deed is exempt according to Iowa Code 428A.2(21).

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.

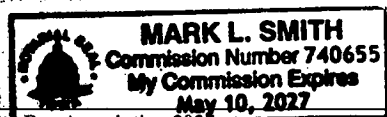
Dated: 9/12/25

Scot M. Clark, Grantor

Kimberlee D. Clark, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/12/2025 by Scot M. Clark and Kimberlee D. Clark.



Signature of Notary Public

The West 201.17 feet of Lot Six (6), North Stone Village, Plat No. 1, City of Winterset, Madison County, Iowa;

AND

Lot Ten (10) in Block Eighteen (18) of West Addition to the City of Winterset, Madison County, Iowa;

AND

A tract of land located in the South Half (S $\frac{1}{2}$) of the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 0.2432 acres, as shown in Plat of Survey filed in Town Plat Book 1, Page 226 on July 7, 1975, in the Office of the Recorder of Madison County, Iowa;

AND

Lot Twelve (12) of C & C Allen's Addition to the City of Winterset, Madison County, Iowa, and also an easement 50 feet wide for ingress and egress and the construction, maintenance and repair of a waterline located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, said 50 foot wide easement lies 25 feet on either side of the following-described centerline: Commencing at the Northeast corner of said Section Thirty (30), thence South 00°00'00" 1203.67 feet to the Point of Beginning of the centerline of a 50 foot wide easement for ingress and egress, thence North 82°41'05" East 282.82 feet, thence North 52°04'00" East 271.00 feet, thence North 63°08'00" East 211.86 feet, thence South 40°02'30" East 27.65 feet to the end of said centerline of easement,