

BK: 2025 PG: 2620
Recorded: 9/29/2025 at 3:16:16.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$493.60
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Chanler Clarke - 604 W Jefferson Street, Winterset, IA 50273
Taxpayer: Chanler Clarke - 604 W Jefferson Street, 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, Noah Larson and Jodi Larson f/k/a Jodi Varrelman, a married couple, do hereby Convey to Chanler Clarke and Haley Thompson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1), in Block Fourteen (14), of West Addition to the City of Winterset, in Madison County, Iowa.

Locally known as: 604 W Jefferson Street, 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: 09/25/2025.

Noah Larson

Noah Larson, Grantor

Jodi Larson

Jodi Larson, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 09/25/2025 by
Noah Larson and Jodi Larson.

WENDY MATIS
Notarial Seal
State of Iowa
Commission Number 801616
My Commission Expires Feb. 27, 2026

This notarial act involved the use of
communication technology

Wendy Matis
Signature of Notary Public