

BK: 2025 PG: 2640
Recorded: 9/30/2025 at 10:54:29.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$259.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

SPACE ABOVE FOR RECORDER

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Alexis Skye Mitic and Alexander Mitic, Pamela Mitic, 408 E. Benton Street, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **CTG Properties, LLC, an Iowa Limited Liability Company**, (the "Grantor") does hereby Convey to **Alexis Skye Mitic, a single person, Alexander Mitic and Pamala Mitic, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Three (3) in Block Five (5), of North Addition to the Town of Winterset,
Madison County, Iowa.

This deed is being conveyed by a Limited Liability Company in the ordinary course of business signed by a representative with the authority to act on behalf of the Limited Liability Company.

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.

Grantor does Hereby Covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

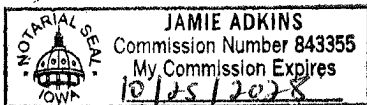
Dated: 9/22/2025

CTG Properties, LLC
an Iowa Limited Liability Company

By Mindy Ann Jones
Printed Name: Mindy Ann Jones
Title: Vice President

STATE OF IA, COUNTY OF Warren.

This record was acknowledged before me on this 22 day of September, 2025, by
Mindy Ann Jones as Managing Member of CTG Properties, LLC.



[Signature]
Notary Public
My Commission Expires: 10/25/28