



Document 2025 2736

Book 2025 Page 2736 Type 03 001 Pages 2  
Date 10/10/2025 Time 11:59:25AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$612.00  
Rev Stamp# 374 DOV# 377

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

\$383,000<sup>U</sup>

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: (515)453-4678

✓ Mail tax statements to and return to:  
Lee Ann Clayton, 304 Maple Pt, Winterset, IA 50273

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Homes By Fleetwood, LLC, a limited liability company**, does hereby convey the following described real estate to **Lee Ann Clayton**:

**Lot Fifteen (15); AND Parcel "GG" of Lot Sixteen (16), containing 0.01 acres, as shown in the Plat of Survey filed in Book 2024, Page 1352, on June 14, 2024 in the Office of the Recorder of Madison County, Iowa; all in Arbor Park, Plat Five (5), an Addition to the City 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.

Order No.: 808-32422/SC

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

The Limited Liability Company does hereby covenant with Grantee, and successors in interest, that Company holds the real estate by title in fee simple; that it 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 the Company covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

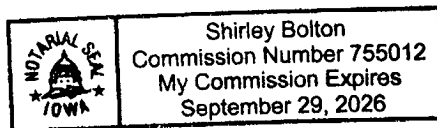
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

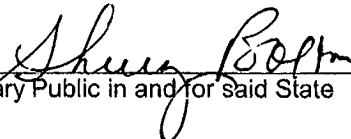
Homes By Fleetwood, LLC

  
\_\_\_\_\_  
Stephen R. Grubb, Member

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on Sept. 17, 2025 by Stephen R. Grubb as Member of Homes By Fleetwood, LLC.



  
\_\_\_\_\_  
Notary Public in and for said State