



Document 2025 554

Book 2025 Page 554 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$15.00

Rev Transfer Tax \$466.40

Rev Stamp# 78

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$292,000.00

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: Trac of Iowa, LLC, 915 East Highway 92, Winterset, IA 50273

Return Document To: Trac of Iowa, LLC, 915 East Highway 92, Winterset, IA 50273

Grantors: Marguerite Clark

Grantees: Trac of Iowa, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Ninety-Two Thousand Dollar(s) and other valuable consideration, Marguerite Clark, single, does hereby Convey to Trac of Iowa, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The East Quarter (E 1/4) of Lot Thirteen (13); and Lot Fourteen (14) of Helen McCall Huntoon Addition, Plat No. Three (3) to the City of Winterset, Madison County, Iowa;

AND,

The South Half (S ½) of Lot Three (3) in Block One (1), Plat No. 1 to the Watts-Corkrean Addition to Winterset, Madison County, Iowa;

AND,

Lots Seven (7), Eight (8) and Nine (9) in Block Two (2) of Watts & Corkrean Addition, Plat No. Two (2) to the City of Winterset, Madison County, Iowa, AND Parcel "B", a part of Lot Eleven (11) in Block Two (2) of Watts & Corkrean Addition, Plat No. Two (2), to the City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed December 29, 2004, in Book 2004, Page 6168 in the Office of the Recorder, Madison County, Iowa

This deed is in fulfilment of the Real Estate Contract dated April 1, 2017, recorded June 23, 2017, in Book 2017, Page 1953 of the Recorder's Office of Madison County, Iowa and Assignment of Real Estate Contract dated December 1, 2017, recorded February 15, 2017, Page 3921 of the Recorder's Office of 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.

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.

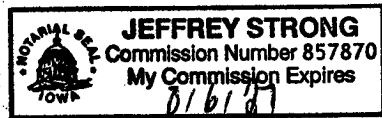
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: March 4, 2025

Marguerite Clark
Marguerite Clark, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on March 4th, 2025 by
Marguerite Clark.



Jeffrey J. Strong
Signature of Notary Public