



Document 2025 731

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Date 3/27/2025 Time 1:15:19PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$365.60

Rev Stamp# 100 DOV# 101

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

**\$229,000.00**

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: 518-6306 Paige Reed - 304 W Jefferson St, Winterset, IA 50273

COM159627

$\frac{1}{2}$

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Charlene E. McFarlane, a single person**, (the "Grantor"), does hereby Convey to **Paige Reed, a married person** (the "Grantee"), the following described real estate:

Lot One (1) in Block Twenty (20) of the Original Town of Winterset in Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

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

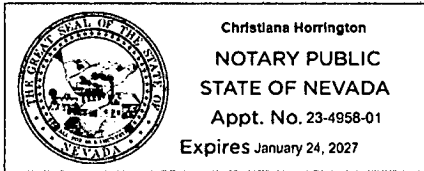
Dated the \_\_\_\_\_ day of 03/21/2025, 2025.

*CEM*

\_\_\_\_\_  
Charlene E. McFarlane (Grantor)

STATE OF Nevada, COUNTY OF Clark

This record was acknowledged before me on 03/21/2025, 2025, by Charlene E. McFarlane.



01/24/2027

23-4958-01

*CH*

\_\_\_\_\_  
Notary Public

Notarized remotely using audio-video communication technology via Proof.