

\$226,000.00

BK: 2025 PG: 762
Recorded: 4/2/2025 at 7:59:06.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$360.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Johnathan McMichael and Rachel McMichael, 710 N. 3rd Avenue, Winterset, IA 50273

Return Document To: Johnathan McMichael, 710 N. 3rd Avenue, Winterset, IA 50273

Grantors: Callahan Quality Construction, LLC

Grantees: Johnathan McMichael and Rachel McMichael

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Two Hundred Twenty-Six Thousand Dollar(s) and other valuable consideration, Callahan Quality Construction, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Johnathan McMichael and Rachel McMichael, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 8 in Block 17 of PITZER & KNIGHT'S ADDITION, an Official Plat, now included in and forming a part of 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.

The grantor hereby covenants with grantees, and successors in interest, that it 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 it 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, according to the context.

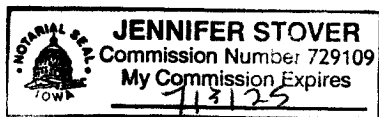
Dated: 3/25/25

Callahan Quality Construction, LLC, an Iowa limited liability company

By [Signature]
Clayton Callahan, Member/Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/25/25, by Clayton Callahan, as Member/Manager, of Callahan Quality Construction, LLC a limited liability company.



[Signature]
Signature of Notary Public