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Date 1/10/2025 Time 2:24:27PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$295.20

ANNO

Rev Stamp# 18 DOV# 16

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$185,000.00

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

¹/₃ **Taxpayer Information:** Braydon January, 406 N. 7th Street, Winterset, IA 50273

E **Return Document To:** Braydon January, 406 N. 7th Street, Winterset, IA 50273

Grantors: Clear Skies Investments, LLC

Grantees: Braydon January


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Hundred Eighty-Five Thousand Dollar(s) and other valuable consideration, Clear Skies Investments, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Braydon January, the following described real estate in Madison County, Iowa:

The North Half (1/2) of Lots Seven (7) and Eight (8), in Block Five (5) of Railroad 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.

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: 1-9-25


Clear Skies Investments, LLC, an Iowa limited liability company

By 
Kyle Lehman, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1-9-25, by Kyle Lehman, as Member Manager, of Clear Skies Investments, LLC a limited liability company.




Signature of Notary Public