

\$445,104.00

BK: 2026 PG: 2296

Recorded: 8/4/2026 at 12:24:02.0 PM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$712.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

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:

Steven Spence and Pamela Spence, 309 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 **Steven Spence and Pamela Spence, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**:

Lot Eight (8) of Arbor Park, Plat Five (5), an Addition to the City of Winterset, Madison County, Iowa; AND Parcel "FF", a part of Lot Nine (9) of said Arbor Park, Plat Five (5), containing 0.01 acres, as shown in Plat of Survey filed in Book 2024, Page 1351, on June 14, 2024, in the Office of the Recorder 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.

Order No.: 808-34460/SC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Limited Liability Company does hereby covenant with Grantees, 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.

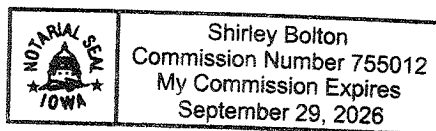
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

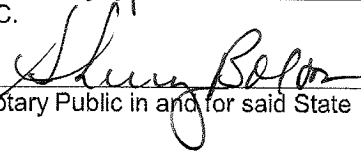
Homes By Fleetwood, LLC


Stephen R. Grubb, Member

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on July 21, 2021 by Stephen R. Grubb as Member of Homes By Fleetwood, LLC.




Notary Public in and for said State