

\$303,000.00

BK: 2026 PG: 2747
Recorded: 9/15/2026 at 8:53:45.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$484.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Blaine Mathes, 417 N John Wayne Drive, Winterset, IA 50273

Taxpayer: Blaine Mathes, 417 N John Wayne Drive, Winterset, IA 50273

Preparer: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Three Thousand Dollar(s) and other valuable consideration, Four Winds Investments, LLC, a corporation organized and existing under the laws of Iowa, does hereby Convey to Blaine Mathes and Cayla Mathes, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Half (1/2) of Lots Three (3) and Four (4) in Block Two (2) of Center Addition to the Town of Winterset in 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: 9-11-26.

Four Winds Investments, LLC, an Iowa

By Patrick D. Riley
Patrick D. Riley, Member manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9-11-26,
by Patrick D. Riley, as Member manager, of Four Winds Investments, LLC a



Sarah M. Cowman
Signature of Notary Public