



Document 2026 735

Book 2026 Page 735 Type 03 001 Pages 5
Date 3/18/2026 Time 3:49:03PM
Rec Amt \$27.00 Aud Amt \$5.00
Rev Transfer Tax \$487.20
Rev Stamp# 83 DOV# 74

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$305,000⁰⁰

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

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

Taxpayer Information: Jeffrey L. and Rhonda Wagoner, 1414 N. 6th Avenue, Winterset, IA 50273

Return Document To: Jeffrey L. and Rhonda Wagoner, 1414 N. 6th Avenue, Winterset, IA 50273

Grantors: James R. Clifton, Phillip J. Clifton and Brenda R. Clifton, Curtis C. Clifton and Lisa Laxson, Mark E. Mier and Emily Mier

Grantees: Jeffrey L. Wagoner and Rhonda Wagoner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of Three Hundred Five Thousand Dollar(s) and other valuable consideration, James R. Clifton, single, Phillip J. Clifton, and Brenda R. Clifton, husband and wife, Curtis C. Clifton and Lisa Laxson, husband and wife, and Mark E. Mier and Emily Mier, husband and wife do hereby Convey to Jeffrey L. Wagoner and Rhonda Wagoner, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One A (1A) of North Stone Village, Plat No. 7, 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.

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: 3/16/2026

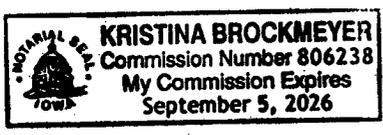
Phillip J. Clifton, POA for James R. Clifton,
Grantor

Phillip J. Clifton, Grantor

Brenda R. Clifton, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on March 6, 2026 by
Phillip J. Clifton, POA for James R. Clifton.



Kristina Brockmeyer
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

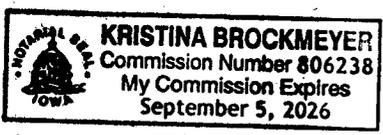
This record was acknowledged before me on March 6, 2026 by
Phillip J. Clifton.



Kristina Brockmeyer
Signature of Notary Public

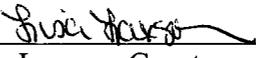
STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on March 6, 2026 by
Brenda R. Clifton.



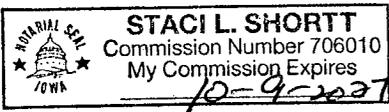
Kristina Brockmeyer
Signature of Notary Public

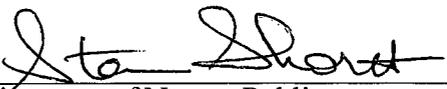

Curtis C. Clifton, Grantor


Lisa Laxson, Grantor

STATE OF Iowa, COUNTY OF Madison

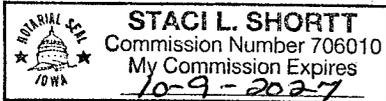
This record was acknowledged before me on March 16, 2026 by
Curtis C. Clifton.

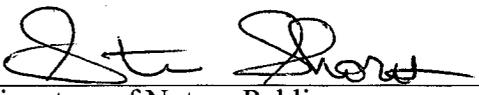



Signature of Notary Public

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on March 16, 2024 by
Lisa Laxson.




Signature of Notary Public

Mark E. Mier

Mark E. Mier, Grantor

Emily Mier

Emily Mier, Grantor

STATE OF Iowa, COUNTY OF JACKSON

This record was acknowledged before me on 3/9/2020 by Mark E. Mier.



[Signature]
Signature of Notary Public

STATE OF Iowa, COUNTY OF JACKSON

This record was acknowledged before me on 3/9/2020 by Emily Mier.



[Signature]
Signature of Notary Public