

BK: 2022 PG: 2684
Recorded: 9/12/2022 at 9:59:06.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$775.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Pkwy, Clive, IA 50325 (515)-518-6306
Taxpayer
and Return To: Ian Dean Houglan, 4926 Cedar Lane, Winterset IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Orton Homes, LLC, an Iowa Limited Liability Company** (the "Grantor"), does hereby Convey to **Ian Dean Houglan**, a single person (the "Grantee") the following described real estate:

Lot Fourteen (14) of Cedar Woods Plat 1, City of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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 grantee, 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. This property is conveyed in the ordinary course of business by a deed signed by the Company's Treasurer with the authority to act on behalf of the Limited Liability Company.

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.

