



Document 2022 2884

Book 2022 Page 2884 Type 03 001 Pages 3
Date 10/03/2022 Time 1:16:03PM
Rec Amt \$17.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$611.20 ANNO
Rev Stamp# 377 DOV# 368 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 382,500

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Pretzer Family Trust, 1597 210th Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Phil Clifton and Brenda Clifton

Grantees: Dale Pretzer, Jr and Greta Pretzer, Trustees of the Pretzer Family Trust dated May 3,
2016

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Three Hundred Eighty-Two Thousand Five Hundred Dollar(s) and other valuable consideration, Phil Clifton and Brenda Clifton, husband and wife, do hereby Convey to Dale Pretzer, Jr and Greta Pretzer, Trustees of the Pretzer Family Trust dated May 3, 2016 the following described real estate in Madison County, Iowa:

The West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "A" located therein, as shown in Plat of Survey filed in Book 2010, Page 1542 on July 7, 2010, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT that part of Parcel "B" located therein, as shown in Plat of Survey filed in Book 2012, Page 1758 on June 15, 2012, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "C" located therein, containing 14.35 acres, as shown in Plat of Survey filed in Book 2015, Page 3549 on November 25, 2015, 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.

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: 10/2/2022

[Handwritten signature of Phil Clifton]

Phil Clifton, Grantor

[Handwritten signature of Brenda Clifton]

Brenda Clifton, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10/2/2022 by
Phil Clifton and Brenda Clifton.

M. L. Smith

Signature of Notary Public

