

\$170,000.00

BK: 2023 PG: 1884  
Recorded: 8/14/2023 at 8:17:37.0 AM  
Pages 3  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$271.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**COURT OFFICER DEED**  
**Recorder's Cover Sheet**

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

**Taxpayer Information:** Clear Skies Investments, LLC, 9613 Forrest Avenue, Clive, IA 50325

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

**Grantors:** Estate of Nathan Allen Sharpnack

**Grantees:** Clear Skies Investments, LLC

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## COURT OFFICER DEED

IN THE MATTER OF  
THE ESTATE OF NATHAN ALLEN  
SHARPNACK,

now pending in the Iowa District Court in and for Madison County. Case No. ESPR013360

Pursuant to the authority and power vested in the undersigned, and in consideration of One Hundred Seventy Thousand Dollar(s) and other valuable consideration, the undersigned, in the representative capacity designated below, hereby Convey(s) to Clear Skies Investments, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lot Twelve (12) and the West 32 Feet of Lot Eleven (11) of M.C. Leinard's Addition to Winterset, AND a part of Lot Nine (9) of the Subdivision of part of the Northwest Quarter (¼) of the Northeast Quarter (¼) of Section One (1) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to wit: Commencing at the Southwest corner of said Lot Twelve (12), thence West 8 Feet, thence North 204 ½ Feet, thence East 8 Feet to the Northwest corner of said Lot Twelve (12), thence South to the point of beginning.

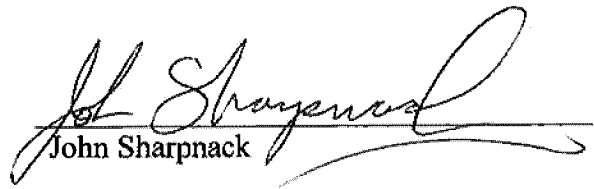
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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

Dated: 8/10/2023.

  
Trisha Miller

as Administrator \*in the above entitled estate or cause.

  
John Sharpnack

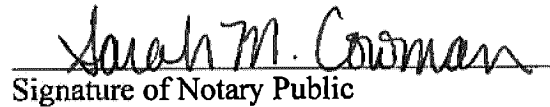
as Administrator \*in the above entitled estate or cause.

\*

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on 8-10-23, by Trisha Miller as Administrator of Nathan Allen Sharpnack Estate

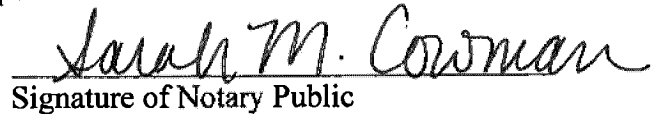


  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON, ss:

This record was acknowledged before me on 8-10-23, by John Sharpnack as Administrator of Nathan Allen Sharpnack Estate



  
Signature of Notary Public