

**\$130,000**

BK: 2023 PG: 2160  
Recorded: 9/6/2023 at 11:17:19.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$207.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED**  
Recorder's Cover Sheet

**Preparer Information:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:**

Heather J. McLaughlin  
560 N.W. Fourth Street  
Earlham, Iowa 50072

**Return Document To:**

Samuel H. Braland, P.O. Box 370, Earlham, Iowa 50072

**Grantors:**

Michael L. McLaughlin  
Kathleen F. McLaughlin

**Grantees:**

Heather J. McLaughlin

**Legal Description:** See Page 2



WARRANTY DEED

For the consideration of \$130,000.00 and no/100ths----- Dollars and other valuable consideration, MICHAEL L. McLAUGHLIN and KATHLEEN F. McLAUGHLIN, husband and wife, do hereby convey to: HEATHER J. McLAUGHLIN, a single person, the following described real estate in Madison County, Iowa:

Lot 1 of Hannah Subdivision, an Official Plat in Lots 3 and 4 in Block 8 of Christopher Wilson's Addition to the City of Earlham, Madison County, Iowa.

This deed is given in fulfillment of a real estate contract by and between the Grantors and Grantee dated December 9, 2005 and recorded on December 12, 2005 in Book 2005, Page 5905, in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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.

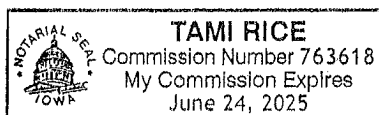
Dated: September 6, 2023.

[Signature of Michael L. McLaughlin]
Michael L. McLaughlin

[Signature of Kathleen F. McLaughlin]
Kathleen F. McLaughlin

STATE OF IOWA, COUNTY OF MADISON: ss

This record was acknowledged before me on September 6, 2023 by Michael L. McLaughlin and Kathleen F. McLaughlin.



[Signature of Notary Public]
Notary Public