BK: 2023 PG: 2187

Recorded: 9/11/2023 at 10:37:13.0 AM

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County Recording Fee: \$17.00 lowa E-Filing Fee: \$3.00 Combined Fee: \$20.00 Revenue Tax: \$519.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (450PR)

Return To: Colin Ortmeier and Jenna Sheirbon, 200 Plum Avenue NE, Earlham, IA 50072

Taxpayer Information: Colin Ortmeier and Jenna Sheirbon, 200 Plum Avenue NE, Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Paige Risetter and Brandon Risetter, a married couple, do hereby Convey to Colin Ortmeier, a single person, and Jenna Sheirbon, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A portion of the Northeast Second Street located in the City of Earlham, Madison County, Iowa, more particularly described as follows: Beginning at the Northwest corner of Lot Ten (10) of Block Two (2) of B.F. Allen's Addition to the City of Earlham, Madison County, Iowa; thence North 89° 43' 02" East along the North line of said Lot Ten (10), 149.90 feet: thence North 0° 10' 22" East along the West line of a vacated alley, 34.53 feet to a point on the South line of Clearview Estates, an Official Plat located in and forming a part of the City of Earlham, Madison County, Iowa; thence South 89° 59' 47" West along the South line of Clearview Estate,19.99 feet to the Southwest corner of said Clearview Estates; thence North 0° 03' 44" East along the West line of said Clearview Estates 42.31 feet to the Southeast corner of Lot One (1) of C.K. Ledlie's Subdivision, Division 1, to the City of Earlham, Madison County, Iowa; thence South 89° 35' 08" West along the South line of said Lot One (1), 129.92 feet; thence South 0°06' 36" West 76.64 feet to the Point of Beginning. Said parcel contains 0.245 acres.

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.

Subject to all covenants, restrictions and easements of record.

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: 9/4/23

Paige Risetter

Brandon Risetter

STATE OF M. NNCSOTA

COUNTY OF SACUSON

This record was acknowledged before me on _ Risetter and Brandon Risetter, a married couple.

Sigherby 4, 2023

, by Paige

JARROD VACURA
Notary Public-Minnesota
My Commission Expires Jan 31, 2025

Notary Public in and for said State