

BK: 2023 PG: 2187
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Pages 2
County Recording Fee: \$17.00
Iowa 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.

