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Date 1/24/2024 Time 9:39:44AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$447.20

Rev Stamp# 22 DOV# 22

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 280,000

**WARRANTY DEED**  
**(CORPORATE/BUSINESS ENTITY GRANTOR)**  
**Recorder's Cover Sheet**

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

**Taxpayer Information:** Kaitlyn Pietan, and Jake Miller, 512 W. Hutchings Street, Winterset, IA  
50273

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

**Grantors:** Clear Skies Investments, LLC

**Grantees:** Kaitlyn Pietan and Jake Miller

**Legal Description:** See Page 2

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



**WARRANTY DEED**  
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of Two Hundred Eighty Thousand Dollar(s) and other valuable consideration, Clear Skies Investments, LLC, a limited liability company organized and existing under the laws of Iowa, hereby Convey to Kaitlyn Pietan, an unmarried person, and Jake Miller, unmarried person, as joint tenants with full rights of survivorship and not as tenants in common, 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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

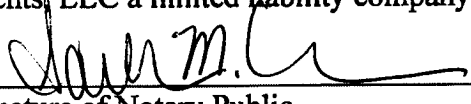
Dated: 1-19-24.

Clear Skies Investments, LLC, an Iowa limited liability company

By Kyle Lehman - Managing Partner  
Kyle Lehman, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1-19-24, by Kyle Lehman, as Member Manager, of Clear Skies Investments, LLC a limited liability company.

  
Signature of Notary Public

