



Document 2024 1649

Book 2024 Page 1649 Type 03 001 Pages 2
Date 7/12/2024 Time 11:46:47AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$1,511.20
Rev Stamp# 228 DOV# 226
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$945,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

RVB152005

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

Taxpayer Information: Clanton Creek Cabin, LLC, 833 Dennler Drive, Alleman, IA 50007

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

Grantors: Lloyd K. Sparks and Judith A. Spark a/k/a Judith A. Sparks

Grantees: Clanton Creek Cabin, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Nine Hundred Forty-Five Thousand Dollar(s) and other valuable consideration, Lloyd K. Sparks and Judith A. Spark a/k/a Judith A. Sparks, husband and wife, do hereby Convey to Clanton Creek Cabin, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa: EXCEPT Parcel "A" located therein, containing 10.465 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 765 on March 28, 1997 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT all that part thereof conveyed for highway purposes.



Grantors hereby reserve an easement to the Well located approximately 100 yards south of the Grantor's house and the line running therefrom, for water use, maintenance, and repair. Said easement shall be exclusive to the Grantors and shall terminate upon their vacation and sale of the home.

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.

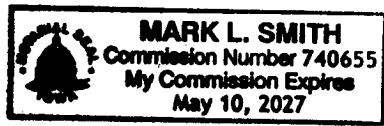
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 7/8/2024

Lloyd K. Sparks, Grantor
Judith A. Spark a/k/a Judith A. Sparks, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on 7/8/2024 by Lloyd K. Sparks and Judith A. Spark a/k/a Judith A. Sparks.



Signature of Notary Public