

**\$150,000.00**

BK: 2024 PG: 2209  
Recorded: 9/11/2024 at 2:49:56.0 PM  
Pages 4  
County Recording Fee: \$27.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$30.00  
Revenue Tax: \$239.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2238BHGRE)  
**Return To:** Nathaniel Holcomb and Jennifer Holcomb, 621 E Court Avenue, Winterset, IA 50273  
**Taxpayer Information:** Nathaniel Holcomb and Jennifer Holcomb, 621 E Court Avenue, Winterset, IA 50273

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### **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Timothy J. Chaplin, a single person, and Jamie L. Chaplin, a single person,** Convey(s) to **Haven Realty Investments, LLC,** the following described real estate:

**Lot Eight (8) in Block Three (3) of Laughridge & Cassiday's Addition to the Town of Winterset, Madison County, Iowa.**

**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.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

Dated: 09-09-2024

Jamie Lee Chaplin  
Jamie L. Chaplin

STATE OF Iowa, COUNTY OF Polk) ss:

This record was acknowledged before me on Sep 9<sup>th</sup> 2024 by **Jamie L. Chaplin, a single person.**



[Signature]  
Notary Public in and for said State

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.

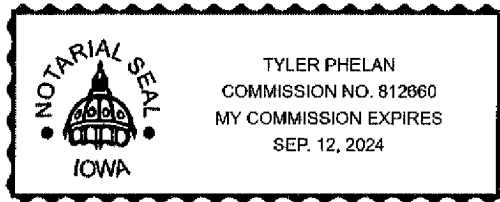
Dated: 2024-09-05

*Timothy J Chaplin*

\_\_\_\_\_  
Timothy J. Chaplin

STATE OF IOWA, COUNTY OF POLK) ss:

This record was acknowledged before me on September 5, 2024 by **Timothy J. Chaplin, a single person.**



*Tyler Phelan*

\_\_\_\_\_  
Notary Public in and for said State

This notarial act involved the use of communication technology

# Signature Certificate

Reference number: DY7KV-MXWDZ-8VAUY-9QZD8

## Signer

## Timestamp

## Signature

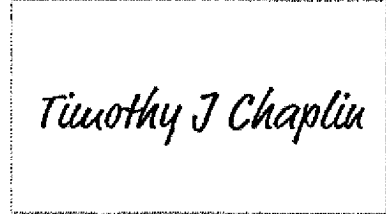
### Timothy J Chaplin

Email: tim.chaplin@outlook.com

Sent: 05 Sep 2024 18:00:04 UTC  
Viewed: 05 Sep 2024 18:00:14 UTC  
Signed: 05 Sep 2024 18:01:28 UTC

#### Recipient Verification:

✓Email verified 05 Sep 2024 18:00:14 UTC  
✓Knowledge-Based (KBA) 05 Sep 2024 17:58:18 UTC  
✓ID Verification 05 Sep 2024 17:58:21 UTC



IP address: 185.172.53.98  
Location: St Louis, United States

### Tyler Phelan

Email: tphelan@wdwm.net

Sent: 05 Sep 2024 18:00:04 UTC  
Viewed: 05 Sep 2024 18:00:07 UTC  
Signed: 05 Sep 2024 18:02:11 UTC

#### Recipient Verification:

✓Email verified 05 Sep 2024 18:00:07 UTC



IP address: 69.170.151.43  
Location: Des Moines, United States

Document notarized online using audio-video communication on:  
05 Sep 2024 18:02:11 UTC

Page 1 of 1



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