

**\$255,000.00**

BK: 2024 PG: 2847

Recorded: 11/25/2024 at 8:40:01.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$407.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Andrew J. Mona, 306 S. 4th Street, Winterset, IA 50273

**Return Document To:** Andrew J. Mona, 306 S. 4th Street, Winterset, IA 50273

**Grantors:** Callahan Quality Construction a/k/a Callahan Quality Construction, LLC

**Grantees:** Andrew J. Mona

**Legal Description:** See Page 2

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



**WARRANTY DEED**

For the consideration of Two Hundred Fifty-Five Thousand Dollar(s) and other valuable consideration, Callahan Quality Construction, a/k/a Callahan Quality Construction, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Andrew J. Mona the following described real estate in Madison County, Iowa:

The East 60 feet of Lot One (1) in Block Two (2) of Guiberson's Addition to the Town of Winterset in 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.

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.

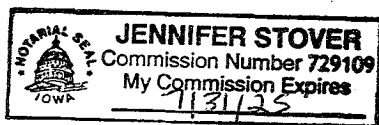
Dated: 11/20/24

Callahan Quality Construction, a/k/a Callahan Quality Construction, LLC an Iowa limited liability company

By [Signature]  
Clayton Callahan, Member Manager

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/20/24, by Clayton Callahan, as Member Manager, of Callahan Quality Construction, a/k/a Callahan Quality Construction, LLC a limited liability company.



[Signature]  
Signature of Notary Public