

BK: 2025 PG: 1011

Recorded: 4/29/2025 at 11:54:34.0 AM

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County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$336.00

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (538PR)

Return To: Laura Jean Cisewski, 2197 175th Court, Winterset, IA 50273

Taxpayer Information: Laura Jean Cisewski, 2197 175th Court, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Komondor Homes, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to **Laura Jean Cisewski, a single person**, following described real estate:

All that part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) lying East of the center of U.S. Highway No. 169 and lying South and East of the present main channel of North River in Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and more specifically described as follows, to wit: Commencing at the East Quarter (1/4) Corner of said Section Twelve (12), which is the point of beginning, running thence North 771.6 feet along the section line to the center of the main channel of North River, thence South 70°18' West 110.0 feet along said channel, thence South 21°00' West 98.0 feet, thence South 13°48' East 230.0 feet, thence South 27°27' West 248.0 feet, thence South 62°00' West 300.0 feet, thence South 74°47' West 110.00 feet, thence North 64°29' West 170.9 feet, thence South 20°48' West 72.0. feet along the easterly right-of-way line of U.S. Highway No. 169, thence South 88°00" East 725.7 feet along the South line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twelve (12) to the point of beginning, containing 3.1327 acres, except that part covered or used for road purposes or public highway.

Subject to all covenants, restrictions and easements of record.

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, and as masculine or feminine gender, according to the context.

Dated: 4/25/25

Komondor Homes, LLC, an Iowa Limited Liability Company

By: [Signature]

Alison Frank

Printed Name

manager
Title

STATE OF IOWA)
COUNTY OF POLK) ss:

This record was acknowledged before me on 4/25/25,
by ALISON FRANK as MANAGER of Komondor Homes, LLC, an Iowa Limited Liability Company.

[Signature]
Notary Public in and for said State

