



Document 2025 1060

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Date 5/02/2025 Time 12:33:32PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$429.60

Rev Stamp# 143 DOV# 141

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$269,000⁰⁰

Preparer Information: Jason Laughlin, Laughlin Law Firm, PLC, 3106 Ingersoll Avenue, Des Moines, IA 50312 Phone: (515) 608-4797

Taxpayer Information: Scot Clark, 316 S. 7th Avenue, Winterset, IA 50273

Return Document To: Scot Clark, 316 S. 7th Avenue, Winterset, IA 50273

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Jason Laughlin ISBA # 20002

WARRANTY DEED

For the consideration of 1 Dollar(s) and other valuable consideration, Heather Flaherty and Ryan Flaherty, a married couple, do hereby Convey to Scot Clark and Kimberlee Clark, a married couple, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Ten (10) in Block Eighteen (18) of West Addition to the City of Winterset, Madison County, Iowa.



SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

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: 5/1/25

Heather Flaherty
Heather Flaherty (Grantor)

Ryan Flaherty
Ryan Flaherty (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 5/1/25, by Heather Flaherty.

Kristin Flaherty
Notary Public



STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 5/1/25, by Ryan Flaherty.

Kristin Flaherty
Notary Public

