



Document 2025 1295

Book 2025 Page 1295 Type 03 001 Pages 3

Date 5/28/2025 Time 12:04:21PM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$303.20

ANNO

Rev Stamp# 180 DOV# 177

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$190,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:
5154623731

Taxpayer Information: Corkrean2, LLC , 65 E Jefferson, Winterset, IA 50273

Return Document To: Corkrean2, LLC , 65 E Jefferson, Winterset, IA 50273

Grantors: Steven C. Sawyers and Melodie Sawyers

Grantees: Corkrean2, LLC

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Steven C. Sawyers and Melodie Sawyers, a married couple, do hereby Convey to Corkrean2, LLC , a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

Lots One (1) through Six (6), inclusive, and Lots Nineteen (19) through Twenty-four (24), inclusive, in Birchwood Estates, Plat No. 4, an Addition to City 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.

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.

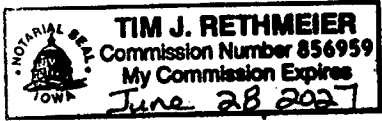
Dated: 5 - 28 - 25.



Steven C. Sawyers, Grantor


Melodie Sawyers, Grantor

STATE OF IOWA, COUNTY OF MADISON

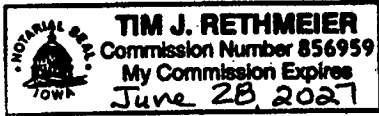
This record was acknowledged before me on May th20, 2025 by Steven C. Sawyers.

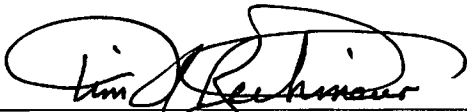



Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May th28, 2025 by Melodie Sawyers.




Signature of Notary Public