

BK: 2025 PG: 2248
Recorded: 8/22/2025 at 8:27:21.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$252.00
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: Mariah Hudson, 702 N. 2nd Avenue, Winterset, IA 50273

Return Document To: Mariah Hudson, 702 N. 2nd Avenue, Winterset, IA 50273

Grantors: Shannon Conard a/k/a Shannon Lee Conard f/k/a Shannon Lee Kent

Grantees: Mariah Hudson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Fifty-Seven Thousand Eight Hundred Dollar(s) and other valuable consideration, Shannon Conard a/k/a Shannon Lee Conard f/k/a Shannon Lee Kent, single, does hereby Convey to Mariah Hudson, the following described real estate in Madison County, Iowa:

The South Half (½) of Lots Seven (7) and Eight (8) in Block Eighteen (18) of Pitzer & Knight'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.

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.

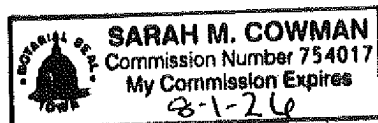
Dated: 8-20-25.

Shannon Conard

Shannon Conard a/k/a Shannon Lee Conard f/k/a
Shannon Lee Kent, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8-20-25 by
Shannon Conard a/k/a Shannon Lee Conard f/k/a Shannon Lee Kent.



Sarah M. Cowman
Signature of Notary Public