

\$169,500.00

BK: 2025 PG: 907

Recorded: 4/17/2025 at 8:22:34.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$270.40

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9347RSS)

Return To: Sasha Lynn Reed, 706 North 1st Avenue, WINTERSET, IA 50273

Taxpayer Information: Sasha Lynn Reed, 706 North 1st Avenue, WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Mason Shoemaker, a single person**, do hereby Convey to **Sasha Lynn Reed, a single person and Michael D. Sheldahl, a single person** as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

A tract of land located in in Block Nineteen (19) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at a point 66 feet North of the Southeast corner of said Block Nineteen (19), running thence North 66 feet, thence West 132 feet, thence South 66 feet, thence East 132 feet to the place of beginning.

Subject to all covenants, restrictions and easements of record.

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: 4/15/25

Mason Shoemaker
Mason Shoemaker

STATE OF IOWA

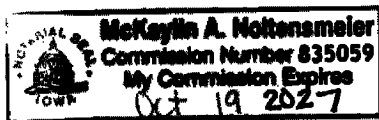
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COUNTY OF POLK

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This record was acknowledged before me on April 15th 2025, by Mason Shoemaker, a single person.



M. Nottensmeier
Notary Public in and for said State