Document 2026 3299

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Date 11/06/2026 Time 10:27:52AM
Rec Amt $12.00 Aud Amt $5.00
Rev Transfer Tax $716.00
Rev Stamp# 408 DOV# 389

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

$448,000

**Preparer:** Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (FSBO194964)
**Return To:** Matthew McAtee, 1515 Madisyn Cir., Winterset, IA 50273-2424
**Taxpayer Information:** Matthew McAtee, 1515 Madisyn Cir., Winterset, IA 50273-2424

ENV194291

# WARRANTY DEED

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, **Clayton Callahan, a single person,** Convey(s) to **Matthew McAtee and Kiley McAtee, a married couple as joint tenants with full rights of survivorship and not as tenants in common,** the following described real estate:

**Lot Three (3) in Block Three (3) of Birchwood Estates Plat No. 1, an Addition to the 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.**

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that grantor 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 grantor covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 10/27/26

**Clayton Callahan**

STATE OF Iowa, COUNTY OF Polk) ss:

This record was acknowledged before me on October 27 2026 by **Clayton Callahan, a single person**.

TYLER PHELAN
Commission Number 812660
My Commission Expires
September 13, 2027

Notary Public in and for said State