

BK: 2026 PG: 842
Recorded: 3/27/2026 at 12:00:54.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$775.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
LAWRENCE MOLLN AND SHELLEY MOLLN, 2202 ASH TREE DRIVE, WINTERSSET, IA 50273

WARRANTY DEED

Legal: Lot One (1) of Arbor Park, Plat Five (5), an Addition to the City of Winterset, Madison County, Iowa; EXCEPT Parcel "EE" located therein, containing 0.01 acres as shown in Plat of Survey filed in Book 2024, Page 1349, on June 14, 2024 in the Office of the Recorder of Madison County, Iowa

Address: 2202 Ash Tree Drive, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nicole McChurch and Derek McChurch, a married couple**, hereby conveys the above-described real estate to **Lawrence Molln and Shelley Molln, a married couple**, as **joint tenants with full rights of survivorship and not as tenants in common**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.

STATE OF Florida)

) SS:

COUNTY OF Lee)

On this day of 03/17/2026 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Nicole
McChurch and Derek McChurch, a married
couple, to me known to be the identical person(s)
named in and who executed the foregoing
instrument and acknowledged that the person
executed the same as that person's voluntary act
and deed.



Notary Public in and for said State

Notarized remotely online using communication technology via Proof.

Dated: March 17th, 2026

Nicole McChurch

Nicole McChurch

Derek McChurch

Derek McChurch

11/17/2028

