



Document 2022 2352

Book 2022 Page 2352 Type 03 001 Pages 2

Date 8/08/2022 Time 11:55:52AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$263.20

Rev Stamp# 293 DOV# 284

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$165,000⁰⁰

Warranty Deed

Prepared by:

$\frac{1}{2}$

LeAnne K Krell

PO Box 57056

Des Moines, IA 50317

515-967-5103

FID130089

☒ When Filed Return to:

Nicholas Aaron Meyer and Jayme Lorice Meyer

415 South 7th Street

Winterset, IA 50273

Grantor

William David Avery

Grantee

Nicholas Aaron Meyer and Jayme Lorice Meyer

Send Tax Statements to:

Nicholas Aaron Meyer and Jayme Lorice Meyer

415 South 7th Street

Winterset, IA 50273

Legal Description

Page 2

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **William David Avery, a Single Person**, does hereby Convey to **Nicholas Aaron Meyer and Jayme Lorice Meyer, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison County, Iowa**:

The South Half (1/2) of Out Lot Nine (9) of Loughridge & Cassiday's Addition to the City of Winterset, Madison County, Iowa, EXCEPT the East 119.39 feet thereof.

Subject to all covenants, restrictions and easements of record.

Locally known as 415 S 7th St., WINTERSET, IA 50273

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.

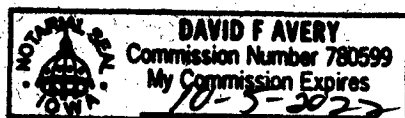
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

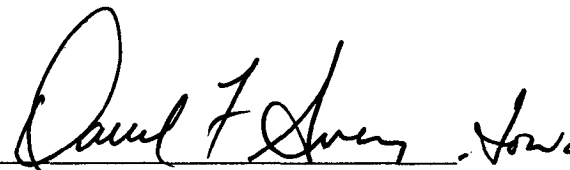
Dated: 8-4-22



William David Avery

STATE OF Iowa COUNTY OF Polk
This record was acknowledged before me on 4th day of August, 2022 by **William David Avery, a Single Person**.





Notary Public in and for said State