

BK: 2022 PG: 3484  
Recorded: 12/7/2022 at 8:01:08.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$282.40  
LISA SMITH RECORDER  
Madison County, Iowa

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This instrument prepared by:  
SARAH BAUMGARTNER, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266 Phone #  
(515) 278-2226

Return document to and mail tax statements to:  
Autumn Davis, 110 N 10th Ave, Winterset, IA 50273

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## WARRANTY DEED

Legal:           **Lot Eleven (11) of Second West Court Addition to the City of Winterset, Madison County, Iowa.**

Address:       110 N 10th Ave, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Parker W. Tracy a/k/a Parker W. Maynes, a single person**, hereby conveys the above-described real estate to **Autumn Davis, a single person.**

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 Iowa )  
COUNTY OF Dallas ) SS:

Dated: 12/6/22  
, 2022

On this 6<sup>th</sup> day of December,  
2022, before me the undersigned, a Notary Public  
in and for said State, personally appeared, **Parker  
W Tracy a/k/a Parker W Maynes, a single  
person**, to me known to be the identical persons  
named in and who executed the foregoing  
instrument and acknowledged that the person  
executed the same as that person's voluntary act  
and deed.

Parker Tracy

Parker W. Tracy a/k/a Parker W. Maynes

Ann Hugen  
Notary Public in and for said State

