

BK: 2023 PG: 1393
Recorded: 6/16/2023 at 11:18:22.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$248.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$150,000.00

Preparer Info: Mark A. Critelli, Critelli Law Firm, PC, 2924 104th Street, Urbandale, IA 50322, (515) 255-8750
Return to: Brenda Lee Mitchell, Jerry Mitchell, 921 East South Street, Winterset, IA 50273
Address Tax Statement: Brenda Lee Mitchell, Jerry Mitchell, 921 East South Street, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Shane Scott, a single person**, does hereby Convey to **Brenda Lee Mitchell and Jerry Mitchell, a married couple** as joint tenants with full rights of survivorship and not as tenants in common all our right, title, interest, estate, claim and demand in the following described real estate:

The South Half (1/2) of Out Lot Five (5), EXCEPT the West 209 feet thereof, in LOUGHRIDGE AND CASSIDAY'S ADDITION to the Town of Winterset, Madison County, Iowa.


Locally known As: 921 East South Street, Winterset, IA 50273

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.

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.

Dated: 6-9-23


Shane Scott

STATE OF IOWA
COUNTY OF POLK

This record was acknowledged before me on this 9th day of June, 2023,
by Shane Scott, a single person


Signature of Notary Public

My commission expires:

