

BK: 2023 PG: 1397
Recorded: 6/16/2023 at 1:07:00.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$398.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$249,500.00

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Cheyenne M Snodgrass and Sean N Snodgrass 721 W Jefferson St., WINTERSET, IA 50273
Taxpayer Information: Cheyenne M Snodgrass and Sean N Snodgrass 721 W Jefferson St., WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jermyn R. Bryant and Michaela A. Bryant, a married couple**, do hereby Convey to **Cheyenne M. Snodgrass and Sean N. Snodgrass, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison County, Iowa**:

Lot Five (5) in Block Twenty-two (22) of West Addition to the Original Town Plat of Winterset, Madison County, Iowa.

Locally known as: 721 W Jefferson St., WINTERSET, IA 50273

Subject to all covenants, restrictions and easements of record.

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: 08 June 2023



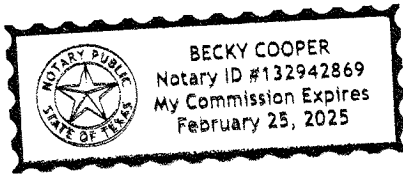
Jermyn R. Bryant



Michaela A. Bryant

STATE OF Texas COUNTY OF Gregg

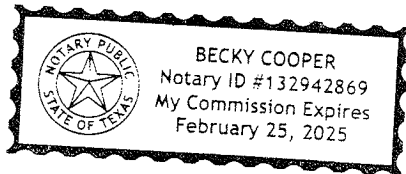
This record was acknowledged before me on 8 day of June, 2023 by **Jermyn R. Bryant, married to Michaela A. Bryant.**



Becky Cooper
Notary Public in and for said State

STATE OF Texas COUNTY OF Gregg

This record was acknowledged before me on 8 day of June, 2023 by **Michaela A. Bryant, married to Jermyn R. Bryant.**



Becky Cooper
Notary Public in and for said State