

\$252,500.00

BK: 2023 PG: 1433
Recorded: 6/21/2023 at 1:11:41.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$403.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

Taxpayer Information: Chad Rosander, 524 W. Hutchings Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Paul De Joode and Dorothy De Joode

Grantees: Chad Rosander

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Fifty-Two Thousand Five Hundred Dollar(s) and other valuable consideration, Paul De Joode and Dorothy De Joode, husband and wife, do hereby Convey to Chad Rosander the following described real estate in Madison County, Iowa:

The West Half (½) of Lot One (1) of Lindsey's Addition to Winterset in Madison County, Iowa, except the South 22 feet in width thereof; and a strip of land 19 feet in width along the North side of the West Half (½) of said Lot One (1).

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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 13, 2023.

Paul De Joode
Paul De Joode, Grantor

Dorothy De Joode
Dorothy De Joode, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 13, 2023 by Paul De Joode and Dorothy De Joode.



Toni Marie Tindle
Signature of Notary Public