



Document 2023 1643

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Date 7/18/2023 Time 11:34:37AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$227.20 ANNO

Rev Stamp# 219 DOV# 220 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$142,500

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8686ESP)

✓ **Return To:** F&G Investments, LLC/ 622 W Fremont St., Winterset, IA 50273

**Taxpayer Information:** F&G Investments, LLC/ 622 W Fremont St., Winterset, IA 50273

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RVB140924-MDK

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Thelma Hubbard, a single person**, does hereby Convey to **F&G Investments, LLC**, in the following described real estate:

**The East 63 ½ feet of the West 127 ½ feet of Lot Three (3) and the East 24 feet of Lot Ten (10) of Burger's Four Acre Lot in the Town of Winterset, Madison County, Iowa.**

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

Dated: 7-12-23

Thelma Hubbard  
Thelma Hubbard

STATE OF Iowa )  
COUNTY OF Polk ) ss:



This record was acknowledged before me on July 12, 2023, by  
Thelma Hubbard, a single person.

Tara Cox  
Notary Public in and for said State