

Document 2023 2119

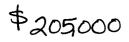
Book 2023 Page 2119 Type 03 001 Pages 2 Date 9/01/2023 Time 2:05:16PM Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$327.20 Rev Stamp# 303 DOV# 302

ANNO SCAN

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

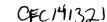
CHEK



Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8493RSS)

Return To: Elizabeth A Downing, 1216 W Washington Street, WINTERSET, IA 50273

Taxpayer Information: Elizabeth A Downing, 1216 W Washington Street, WINTERSET, IA 50273





WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **John Sour** and **Angela Sour**, a married couple, do hereby Convey to **Elizabeth A Downing**, the following described real estate:

Lot Forty-three (43) of Honor's Acres Second Addition to 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: <u>8-30-23</u>	John Sour
	Angela Sour
STATE OF FOIK))ss:)
• •	fore me on May 30, 3023, by John Sour
MARCIA MUNGER Commission Number 845422 My Commission Expires January 24, 2026	Notary Public in and for said State