

BK: 2023 PG: 2214  
Recorded: 9/13/2023 at 8:29:32.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$399.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8789ESP)  
**Return To:** Charles Frederick Bartlett III 414 W Green Street, WINTERSET, IA 50273  
**Taxpayer Information:** Charles Frederick Bartlett III 414 W Green Street, WINTERSET, IA 50273

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**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **William J. Richer, Jr. and Jennifer Richer, a married couple, and William Richer, Sr. and Kayla Richer, a married couple**, do hereby Convey to **Charles Frederick Bartlett III**, in the following described real estate:

**Lot Three (3) in Block Two (2) of West Addition to the City 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: 9-7-23

William J. Richer, Jr.  
William J. Richer, Jr.

Jennifer Richer  
Jennifer Richer

STATE OF Iowa )  
COUNTY OF polk ) ss:

This record was acknowledged before me on September 7<sup>th</sup> 2023, by William J. Richer, Jr. and Jennifer Richer, a married couple.

Lindsey Crank  
Notary Public in and for said State

**LINDSEY SUE CRANK**  
NOTARY PUBLIC  
EXPIRES JANUARY 21ST 2024  
STATE OF IOWA  
Commission Number: 829572

William Richer, Sr.  
William Richer, Sr.

Kayla S. Richer  
Kayla Richer

STATE OF Iowa )  
COUNTY OF Polk ) ss:

This record was acknowledged before me on September 7<sup>th</sup> 2023, by William Richer, Sr. and Kayla Richer, a married couple.

Lindsey Crank  
Notary Public in and for said State

**LINDSEY SUE CRANK**  
NOTARY PUBLIC  
EXPIRES JANUARY 21ST 2024  
STATE OF IOWA  
Commission Number: 829572