



Document 2023 2543

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Date 10/17/2023 Time 11:57:05AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$415.20

Rev Stamp# 363 DOV# 362

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$260,000.00

**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: Malcolm Kirk and Anne Kirk, 809 West Mills, Winterset, IA 50273

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

Grantors: Charles C. Berry and Helen E. Berry

Grantees: Malcom Kirk and Anne Kirk


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Sixty Thousand Dollar(s) and other valuable consideration, Charles C. Berry and Helen E. Berry, husband and wife, do hereby Convey to Malcom Kirk and Anne Kirk, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 1B, a parcel of land in Lot One (1), Corkrean & Watts Addition Plat Two (2), City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed with the Declaration of Covenants, Conditions, and Restrictions for Mills Street Townhomes on November 16, 2004, in Book 2004, Page 5379 in the Office of the Recorder of Madison County, Iowa. 

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.

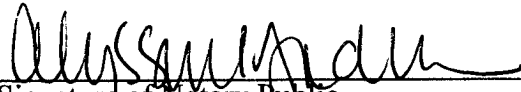
Dated: 10/15/23.

Stephen C. Berry
Charles C. Berry, by Stephen C. Berry as Power
of Attorney, Grantor

Stephen C. Berry
Helen E. Berry, by Stephen C. Berry as Power of
Attorney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10.15.2023 by
Stephen C. Berry Power of Attorney for Charles C. Berry and Helen E. Berry.


Signature of Notary Public

