

BK: 2023 PG: 407
Recorded: 3/1/2023 at 12:47:17.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$268.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$168000.00

Preparer: Halley Ryherd, 7043 Vista Drive, West Des Moines, IA 50266 (515) 864-9370 (1589SS)
Return To: Madison Clare Carter, 422 West Filmore Street, WINTERSET IA 50273
Taxpayer Information: Madison Clare Carter, 422 West Filmore Street, WINTERSET IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Danae J. Edwards, a single person**, does hereby Convey to **Madison Clare Carter, a single person**, the following described real estate:

Lot Four (4) in Block Eight (8) of A.B. SHRIVER'S ADDITION to 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: 2/27/23

Danae Edwards

Danae J. Edwards

STATE OF Iowa)
COUNTY OF Dallas) ss:

This record was acknowledged before me on 2/27/23, by Danae J., Edards, a single person.

[Signature]
Notary Public in and for said State

