



Document 2023 731

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Date 4/12/2023 Time 3:21:43PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$319.20

ANNO

Rev Stamp# 94 DOV# 94

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$199.900⁰⁰

This instrument prepared by:

SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

AUSTIN BRITTAIN AND KAREN BRITTAIN, 124 W LANE ST, WINTERSET, IA 50273

WARRANTY DEED

Legal: The North 82 1/2 feet of the West (1/2) of Block Nineteen (19) of Pitzer and Knight's Addition to the Town of Winterset, Madison County, Iowa

Address: 124 W Lane St, Winterset, IA 50273

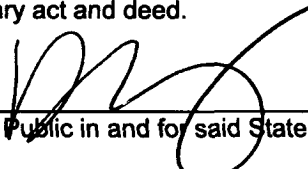
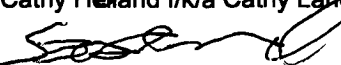
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Cathy Helland f/k/a Cathy Landis and Steve Helland, a married couple**, hereby conveys the above-described real estate to **Austin Brittain and Karen Brittain, a married couple**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF <u>Iowa</u> COUNTY OF <u>Dallas</u> SS: On this <u>4</u> day of <u>April</u> , 20 <u>22</u> , before me the undersigned, a Notary Public in and for said State, personally appeared Cathy Helland f/k/a Cathy Landis and Steve Helland, a married couple, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.  _____ Notary Public in and for said State	Dated: <u>4/4</u> , 2023  Cathy Helland f/k/a Cathy Landis  _____ Steve Helland
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