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Date 4/19/2023 Time 11:31:28AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$371.20

Rev Stamp# 101 DOV# 101

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 232,500.00

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:

DENNIS HATCH AND RONDA HATCH, 802 E BENTON ST, WINTERSET, IA 50273

GSM136921

WARRANTY DEED

Legal: Lot Four (4) in Block Two (2) of Danforth's Addition to Winterset, Madison County, Iowa.

Address: 802 E Benton St, Winterset, IA 50273

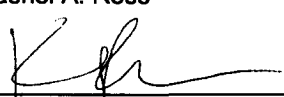
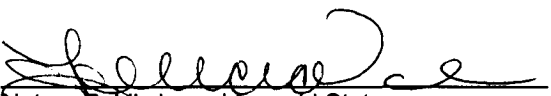
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dashel A. Ross and Kaitlyn M. Ross, a married couple**, hereby conveys the above-described real estate to **Dennis Hatch and Ronda Hatch, a married couple, as joint tenants with full rights of survivorship and not as tenants in common.**

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:	Dated: <u>4/14/23</u> , 2023
On this <u>14</u> day of <u>April</u> , 20 <u>23</u> , before me the undersigned, a Notary Public in and for said State, personally appeared Dashel A. Ross and Kaitlyn M. Ross, 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.	 Dashel A. Ross  Kaitlyn M. Ross
 Notary Public in and for said State	

