



Document 2024 1184

Book 2024 Page 1184 Type 03 001 Pages 2

Date 5/31/2024 Time 2:34:31PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$511.20 ANNO

Rev Stamp# 151 DOV# 157 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$320,000<sup>00</sup>

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2662ROGI)

Return To: Brad Benshoof, 518 W Green St, Winterset, IA 50273

Taxpayer Information: Brad Benshoof, 518 W Green St, Winterset, IA 50273

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Matthew David Floden and Holli Michele Floden, a married couple**, do hereby Convey to **Brad Benshoof and Taylor Benshoof, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

**Lot Three (3) in Block Ten (10) of WEST ADDITION to the City of Winterset, Madison County, Iowa, EXCEPT the East One (1) foot in width thereof;**

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: 5/29/2024

Matthew D Floden  
Matthew David Floden

Holli Michele Floden  
Holli Michele Floden

STATE OF IOWA )  
COUNTY OF MADISON ) ss:

This record was acknowledged before me on MAY 29, 2024, by Matthew David Floden and Holli Michele Floden, a married couple.

Betsy Breeding  
Notary Public in and for said State

