



Document 2024 1238

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Date 6/05/2024 Time 10:28:20AM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$578.40 ANNO

Rev Stamp# 162 DOV# 168 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$361,900⁰⁰

WARRANTY DEED

Prepared by: Aaron Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Mckenzie J. Coudron and Kade J. Coudron, 420 Oak Tree Drive, Winterset, IA 50273

Grantor/Affiant: Casey J. Huston and Sara B. Huston

Grantee: Mckenzie J. Coudron and Kade J. Coudron

MIA150068

For the consideration of One Dollar(s) and other valuable consideration, Casey J. Huston and Sara B. Huston, a married couple, do(es) hereby Convey to Mckenzie J. Coudron and Kade J. Coudron, a married couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Lot Three (3) of ARBOR PARK, PLAT TWO (2), an Addition to the City of Winterset, 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.

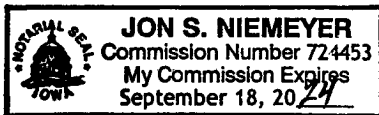
[Signatures and Acknowledgement on Page 2]

[Signature]
Casey J. Huston (DATE) 08 May 24

Sara B. Huston 5/20/24
Sara B. Huston (DATE)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me this 28th day of MAY, 2024, by Casey J. Huston and Sara B. Huston.



[Signature]
Signature of Notary Public