

\$274,500.00

BK: 2024 PG: 1243
Recorded: 6/5/2024 at 11:07:06.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$438.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 1055 Jordan Creek Pkway Ste 200, West Des Moines, IA 50266
5158649370

Return To and Taxpayer Information:
James Donald Ruble, 322 W Washington St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Regina M. Barnett and Triston Barnett, a married couple**, do hereby Convey to **James Donald Ruble and Jessica L. Ruble, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common in the following described real estate:

Lot Four (4) and the West Half (½) of the West Half (½) of Lot Three (3) in Block Thirty-four (34), of the Original Town of 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: 5/31/24



Regina M. Barnett



Triston Barnett

STATE OF IA)
COUNTY OF Dallas) ss:

This record was acknowledged before me on 5/31/24
by Regina M. Barnett and Triston Barnett, a married couple.



Notary Public in and for said State

