



Document 2024 1305

Book 2024 Page 1305 Type 03 001 Pages 2
Date 6/11/2024 Time 12:53:59PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$479.20
Rev Stamp# 174 DOV# 180

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$299,900.00

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Anthony M Green and Jeri L Green 621 S 8th Ave., Winterset, IA 50273
Taxpayer Information: Anthony M Green and Jeri L Green 621 S 8th Ave., Winterset, IA 50273

FI0150977

WARRANTY DEED

$\frac{1}{2}$

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Joshua Sussman and Marie Sussman, a married couple**, do hereby Convey to **Anthony M Green and Jeri L Green, a married couple, and Gary A. Martens, a married person, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison County, Iowa**:

Lot Eight (8) and the South Half (1/2) of Lot Nine (9) of the subdivision of Lots Eleven (11), Twelve (12), and Thirteen (13) of Hutchings Addition to the Town of Winterset in Madison County, Iowa.

Locally known as: **621 S 8th Ave., Winterset, IA 50273**



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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6-6-2024

Joshua Sussman

Marie Sussman

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on the 6th day of June, 2024 by **Joshua Sussman and Marie Sussman, a married couple.**



Kent Waddill
Notary Public in and for said State

STATE OF _____ COUNTY OF _____

This record was acknowledged before me on the _____ day of _____, 2024 by **Gary A. Martens, a married person.**

Notary Public in and for said State