



Document 2024 1420

Book 2024 Page 1420 Type 03 001 Pages 3

Date 6/20/2024 Time 12:33:22PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$287.20

Rev Stamp# 191 DOV# 194

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$180,000⁰⁰

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone: 5154623731

Taxpayer Information: Valentine Borntreger and Laura Borntreger,

1719 330th St. Loring, IA 50149

Return Document To: Valentine Borntreger, 1719 330th St. Loring, IA 50149

Grantors: Carter Comstock, Martin Borntreger and Mary Borntreger

Grantees: Valentine Borntreger and Laura Borntreger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of One Hundred Eighty Thousand Dollar(s) and other valuable consideration, Carter Comstock, a single person, and Martin Borntreger and Mary Borntreger, husband and wife, do hereby Convey to Valentine Borntreger and Laura Borntreger, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The South Ten (10) Acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-nine (29), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., 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.

Dated: 6/18/2024.

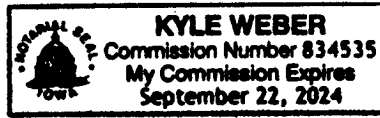
Carter Comstock
Carter Comstock, Grantor

Martin Borntreger
Martin Borntreger, Grantor

Mary Borntreger
Mary Borntreger, Grantor

STATE OF IOWA, COUNTY OF MADISON

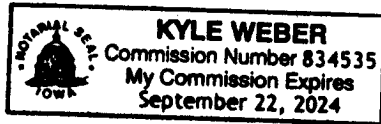
This record was acknowledged before me on June 18, 2024 by
Carter Comstock.



[Handwritten Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

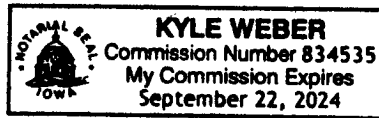
This record was acknowledged before me on June 18, 2024 by
Martin Borntreger.



[Handwritten Signature]
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 18, 2024 by
Mary Borntreger .



[Handwritten Signature]
Signature of Notary Public