

\$318,000.00

BK: 2024 PG: 1441
Recorded: 6/21/2024 at 11:01:37.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$508.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4676

Mail tax statements and return to:
Robert N. Banker, Jr. and Mary A. Banker, 620 W Stone St, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kay L. Murphy, a single person by Thomas P. Murphy, as Agent**, does hereby convey unto **Robert N. Banker, Jr. and Mary A. Banker, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate.

Lot 3B of North Stone Village, Plat No. 6, City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2018, Page 3977 on December 6, 2018, in the Office of the Recorder of 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.

Order No.: 808-28659/JS

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

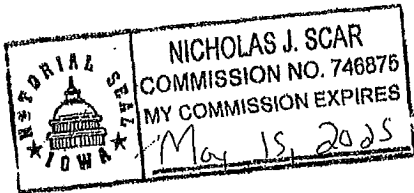
Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

Thomas P. Murphy, as agent
Thomas P. Murphy
As Agent for
Kay L. Murphy

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on June 17th 2024 by Thomas P. Murphy, as Agent for Kay L. Murphy, a single person.



[Signature]
Notary Public in and for said State