

**\$249,000.00**

BK: 2024 PG: 200  
Recorded: 1/30/2024 at 9:14:35.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$397.60  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Jeremy and Courtney Bowsby, 1310 W Washington, Winterset, IA  
50273

**Return Document To:** Jeremy Bowsby, 1310 W Washington, Winterset, IA 50273

**Grantors:** David Schrodt

**Grantees:** Jeremy Bowsby and Courtney Bowsby

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Two Hundred Forty-Nine Thousand Dollars (\$249,000.00) and other valuable consideration, David Schrodt, does hereby Convey to Jeremy Bowlsby and Courtney Bowlsby, 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:

**Lot Thirty-eight (38) of Honor's Acres Second Addition to the Town 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.

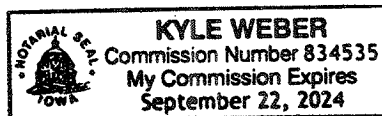
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 1/26/24.

David L. Schrodt  
David Schrodt, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on January 26, 2024 by David Schrodt.



[Signature]  
Signature of Notary Public