



Document 2024 2807

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$400.80
Rev Stamp# 403 DOV# 395

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$251,000⁰⁰

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

Return To and Taxpayer Information:

Brian Alden Demers, 710 W Green St., Winterset, IA 50273

WTM150416MDK

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Carson Forrest Wayne Light and Bryanne Light, a married couple**, do hereby Convey to **Brian Alden Demers** the following described real estate:

The West 50 feet of Lot Two (2) in Block Twenty-two (22) of West Addition to the 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: 11/12/24

Carson Forrest Wayne Light

Bryanne Light

STATE OF Iowa)
) ss:
COUNTY OF Madison)

This record was acknowledged before me on 11/12/2024,
by Carson Forrest Wayne Light and Bryanne Light, a married couple.

Notary Public in and for said State

