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Book 2024 Page 2819 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Gale Starr Revocable Trust, 813 N. 6th Avenue Circle, Winterset, IA 50273

Return Document To: Gale Starr Revocable Trust, 813 N. 6th Avenue Circle, Winterset, IA 50273

Grantors: Gale J. Starr

Grantees: Gale Starr Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Gale J. Starr, a single person, does hereby Convey to Gale Starr, Trustee of the Gale Starr Revocable Trust, the following described real estate in Madison County, Iowa:

Parcel 12B of Fieldstone Addition to the City of Winterset, Madison County, Iowa, as shown in Amended Plat of Survey filed in Book 2008, Page 155 in the Office of the Recorder of Madison County, Iowa; and an undivided 1/22nd interest in the common areas and facilities of Fieldstone Townhouses, as shown in the Declaration of Covenants, Conditions, and Restrictions of Fieldstone Townhouses recorded in Town Lot Deed Record, 59, Page 634 of the Recorder's Office 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.

This deed is exempt according to Iowa Code 428A.2(21).

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.

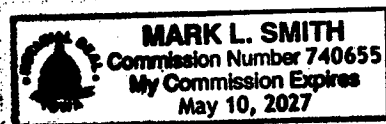
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11-19-2024

Gale J. Starr, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/19/2024 by Gale J. Starr.



Signature of Notary Public