

Document 2024 2884

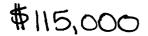
Book 2024 Page 2884 Type 03 001 Pages 2 Date 11/27/2024 Time 11:57:45AM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$183.20 Rev Stamp# 411 DOV# 403

INDX ANNO SCAN

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY IOWA

CHEK



This instrument prepared by:

DANIELLE GUISINGER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

MARTIN BORNTREGER, 516 W SUMMIT ST, WINTERSET, IA 50273



## WARRANTY DEED

Legal:

The West Half (1/2) of Lot Seven (7) of the Sub-Division of the Northeast-Retof the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County. lowa, EXCEPT that part conveyed or used for public roads or highways.

Address: 516 W Summit St, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, James Dalrymple, III, a single person, hereby conveys the above-described real estate to Martin Borntreger.

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 lowa Code § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said 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.

STATE OF Low A	Dated: 11 (25 / 2024 , 2024
COUNTY OF ROLL	James Dalrymple, III
On this day of 1 25 224 (date), before me the undersigned, a Notary Public in and for said State, personally appeared James Dalrymple, III, a single person, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.	SHANE MICHAEL GUELY Commission Number 790893 My Commission Expires
Notary Public in and for said State	1045 1-46-4