



Document 2024 457

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Date 3/04/2024 Time 10:33:38AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$375.20

ANNO

Rev Stamp# 54 DOV# 57

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$235,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9048ESP)

Return To: Tori Allen and Christopher Douglas, 418 East Buchanan Street, WINTERSET, IA 50273

Taxpayer Information: Tori Allen and Christopher Douglas, 418 East Buchanan Street, WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Enrique Castillo and Cheyenne May Castillo, a married couple**, do hereby Convey to **Tori Allen, a single person, and Christopher Douglas, a single person**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot 2 in Block 2 of PITZER'S ADDITION TO THE TOWN OF WINTERSET, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

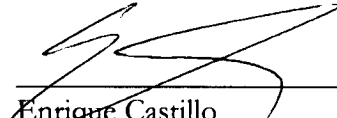
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

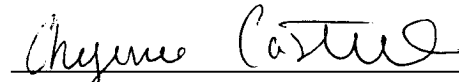
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

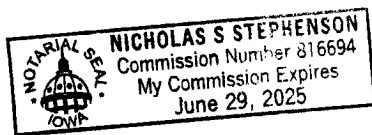
Dated: 2/17/24

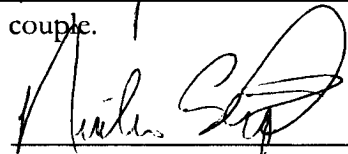

Enrique Castillo


Cheyenne May Castillo

STATE OF IOWA)
) ss:
COUNTY OF POCK)

This record was acknowledged before me on February 1th 2024, by Enrique Castillo and Cheyenne May Castillo, a married couple.




Notary Public in and for said State