

BK: 2024 PG: 51
Recorded: 1/5/2024 at 10:22:45.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$255.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Info: Jack T. Hoogeveen, Gribble Boles Stewart & Witosky, 2015 Grand Ave Suite 200, Des Moines, IA 50312 (515) 644-6852
Return to: Mekenna Fier, , 903 West Jefferson Street, Winterset, IA 50273
Address Tax Statement: Mekenna Fier, , 903 West Jefferson Street, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Charles William Gordon and Brooke Gordon, a married couple**, do hereby Convey to **Mekenna Fier, a single person** all our right, title, interest, estate, claim and demand in the following described real estate:

A tract of land located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28), West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to wit; Commencing at a point 300 feet West and 561 feet South of the Northeast corner of the Southwest Quarter (1/4) of said Section Thirty-six (36), running thence South 165 feet to the middle of the road, thence West 74 feet, thence North 165 feet, thence East 74 feet to the point of the beginning.

Locally known As: 903 West Jefferson Street, Winterset, IA 50273

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.

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.

Dated:

12-22-2023

Charles William Gordon

Charles William Gordon

Brooke E. Gordon

Brooke Gordon

STATE OF IOWA

COUNTY OF MADISON

This record was acknowledged before me on this 22nd day of December, 2023,
by Charles William Gordon and Brooke Gordon, a married couple

Tim J. Rethmeier

Signature of Notary Public

My commission expires: 06/20/2024

