



Document 2024 692

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Date 4/01/2024 Time 2:39:53PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$247.20

Rev Stamp# 88 DOV# 91

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$155,000

This instrument prepared by:

SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

E Return document to and mail tax statements to:  
BATJAC PROPERTIES, LLC, 809 E BENTON ST, WINTERSSET, IA 50273

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## WARRANTY DEED

Legal: **Lot Twenty-two (22) in Block Three (3) of Danforth's Second Addition to the Town of Winterset, Madison County, Iowa.**

Address: **809 E Benton St, Winterset, IA 50273**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **David Townsley, a single person**, hereby conveys the above-described real estate to **Batjac Properties, LLC**.

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 § 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.

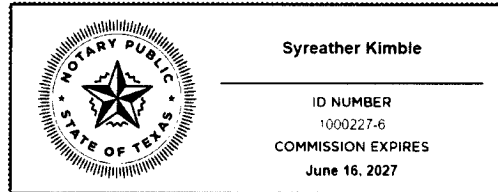
STATE OF Texas )  
COUNTY OF Dallas ) SS:

On this day of 03/21/2024 (date),  
before me the undersigned, a Notary Public in  
and for said State, personally appeared David  
Townsley, 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.

Syreather Kimble  
Notary Public in and for said State

Dated: 03/21/2024

David Townsley  
David Townsley



Expiration: 06/16/2027

Electronically signed and notarized online using the Proof platform.