



Document 2024 716

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Date 4/04/2024 Time 11:53:55AM

Rec Amt \$17 00 Aud Amt \$5 00

INDX

Rev Transfer Tax \$236.00

ANNO

Rev Stamp# 91 DOV# 94

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$148,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

1/2

Taxpayer Information: Amy Engle, 718 N 2nd Ave, Winterset, IA 50273

E **Return Document To:** Amy Engle, 718 N 2nd Ave, Winterset, IA 50273

Grantors: Robert Duff and Linda Duff

Grantees: Amy Engle

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Forty-Eight Thousand Dollar(s) and other valuable consideration, Robert Duff and Linda Duff, husband and wife, do hereby Convey to Amy Engle, a single individual, the following described real estate in Madison County, Iowa:

The South Sixty (60) feet of Lots One (1) and Two (2) in Block Eighteen (18) of Pitzer & Knight's Addition to Winterset, 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.

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.

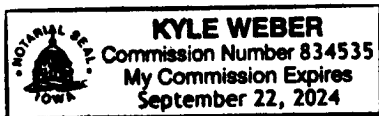
Dated: 4/3/24.

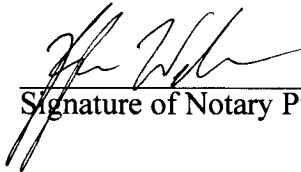
Robert Duff
Robert Duff, Grantor

Linda Duff
Linda Duff, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 3, 2024 by Robert Duff and Linda Duff.





Signature of Notary Public