

BK: 2024 PG: 9
Recorded: 1/2/2024 at 1:13:38.0 PM
Pages 1
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$298.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$187,000.00

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Sadie Lynn Cahalan 209 E. Green St., WINTERSET, IA 50273
Taxpayer Information: Sadie Lynn Cahalan 209 E. Green St., WINTERSET, IA 50273

WARRANTY DEED

92303974

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Robert Swanson, a single person**, does hereby Convey to **Sadie Lynn Cahalan, a single person**, the following described real estate in **Madison County, Iowa**:

Lot Six (6) in Block Two (2) of the Original Town of Winterset, Madison County, Iowa

Locally known as: 209 E. Green St., WINTERSET, IA 50273

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.

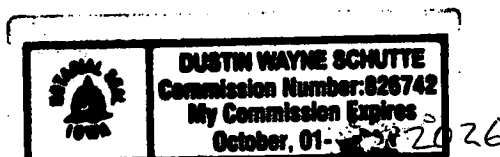
Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: 12-29-23


Robert Swanson

STATE OF Iowa COUNTY OF polk

This record was acknowledged before me on 29 day of December, 2023 by **Robert Swanson, a single person**.




Notary Public in and for said State