



Document 2025 1082

Book 2025 Page 1082 Type 03 001 Pages 3

Date 5/05/2025 Time 12:52:24PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$433.60

Rev Stamp# 146 DOV# 144

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$271,350⁰⁰

WARRANTY DEED JOINT TENANCY

Recorder's Cover Sheet

NAF161477

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Michael Crouse and Amanda Crouse, 1233 W. Washington Street, Winterset, IA 50273

Return Document To: Michael Crouse, 1233 W. Washington Street, Winterset, IA 50273

Grantors: Susan J. McDonald, David McDonald, Robert D. Herrick and Julie Herrick

Grantees: Michael Crouse and Amanda Crouse


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Seventy-One Thousand Three Hundred Fifty Dollar(s) and other valuable considerations Susan J. McDonald and David McDonald, wife and husband, and Robert D. Herrick and Julie Herrick, husband and wife, do hereby Convey to Michael Crouse and Amanda Crouse, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

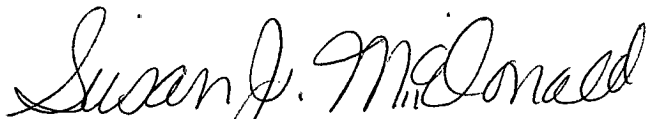
Lot Thirteen (13) of Honor's Acres Second Addition to the Town of Winterset,
Madison County, Iowa. 

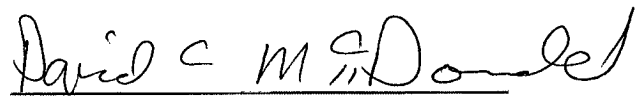
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

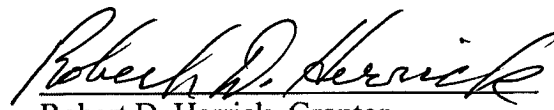
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 4-30-25


Susan J. McDonald, Grantor

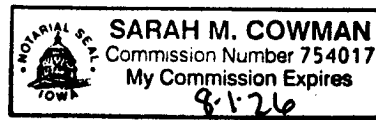

David McDonald, Grantor


Robert D. Herrick, Grantor


Julie Herrick, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4.30.25 by
Susan J. McDonald.



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

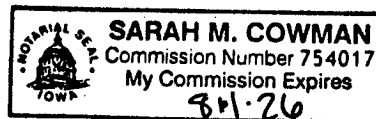
This record was acknowledged before me on 4.30.25 by
David McDonald.



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

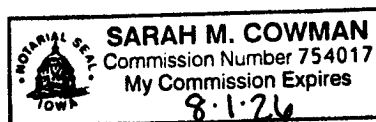
This record was acknowledged before me on 4.30.25 by
Robert D. Herrick.



Sarah M. Cowman
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4.30.25 by
Julie Herrick.



Sarah M. Cowman
Signature of Notary Public