



Document 2025 1692

Book 2025 Page 1692 Type 03 001 Pages 2
Date 7/02/2025 Time 1:53:37PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$223.20
Rev Stamp# 237 DOV# 232
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN

CHEK

\$139,900

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4684

EV Mail tax statements and return document to:
Bailey Gene Brown, 215 S 2nd St S, Winterset, IA 50273

Wm 164010man

$\frac{1}{3}$

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Megan Downing, a single person**, does hereby convey unto **Bailey Gene Brown, a single person**, the following described real estate:

The North 60 feet of Lot Five (5) in Block Twenty-nine (29) of the Original Town of Winterset in 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.

Order No.: 808-31703/MC

SUBJECT TO ANY 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.

Megan Downing
Megan Downing

STATE OF Alabama)
COUNTY OF Baldwin) SS:

This instrument was acknowledged before me on June 29 2025 by Megan Downing, a single person.

David Scott Watson
Notary Public in and for said State

