



Document 2025 2013

Book 2025 Page 2013 Type 03 001 Pages 2  
Date 8/01/2025 Time 11:40:23AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$462.40  
Rev Stamp# 281 DOV# 275

INDX  
ANNO  
SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$289,500<sup>00</sup>

**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (3844ROGI)

**Return To:** Stephen Holmes, 902 W Filmore St, Winterset, IA 50273

**Taxpayer Information:** Stephen Holmes, 902 W Filmore St, Winterset, IA 50273

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Duane R. Hueneke and Lavonne M. Hueneke, a married couple**, do hereby Convey to **Stephen Holmes** the following described real estate:

**Lot Seven B (7B) of Corkrean & Watts Addition, Plat No. 5, an Addition to the City of Winterset, Madison County, Iowa;**

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 acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 7.31.25

Duane R. Hueneke  
Duane R. Hueneke

Lavonne M. Hueneke  
Lavonne M. Hueneke

STATE OF IDAHO )  
 ) ss:  
COUNTY OF MADISON )

This record was acknowledged before me on JULY 31, 2025, by  
Duane R. Hueneke and Lavonne M. Hueneke, a married couple.

Betsy Breeding  
Notary Public in and for said State

