

BK: 2025 PG: 2056
Recorded: 8/5/2025 at 8:38:28.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$763.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer Information: Jeffrey M. Lamberti, 210 NE Delaware Ave., Ste. 200, Ankeny, IA 50021, Tel: 515-964-8777

Taxpayer Information: Jon Scheiber, 519 W Mills St, Winterset, IA 50273

Return Document To: Jon Scheiber, 519 W Mills St, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Stanley D. Rouse and Tonia L. Rouse, a married couple, do hereby Convey to Jon Scheiber, an unmarried person, the following described real estate in Madison County, Iowa:

Lot Seven (7) of Northwest Development Plat One (1) to the City 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.

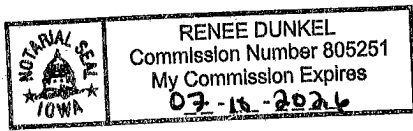
Dated: July 26, 2025.

Stanley D. Rouse
Stanley D. Rouse

Tonia L. Rouse
Tonia L. Rouse

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on July 26th, 2025, by
Stanley D. Rouse and Tonia L. Rouse.



Renee Dunkel
Signature of Notary Public