



Document 2025 2067

Book 2025 Page 2067 Type 03 001 Pages 3

Date 8/05/2025 Time 12:04:17PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$199.20 ANNO

Rev Stamp# 291 DOV# 285 SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$125,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel:  
5154623731

**Taxpayer Information:** Steven C. Sawyers, 1233 State Hwy 92 W, Winterset, IA 50273

**Return Document To:** Steven C. Sawyers, 1233 State Hwy 92 W, Winterset, IA 50273

**Grantors:** Michael C. Wise and Amber Wise

**Grantees:** Steve C. Sawyers


**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Michael C. Wise and Amber Wise, husband and wife, do hereby Convey to Steven C. Sawyers, the following described real estate in Madison County, Iowa:

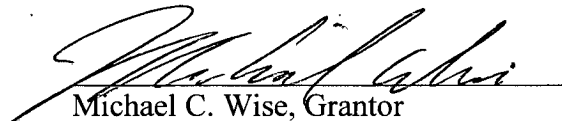
**The East Half (½) of Outlot Twelve (12) and the South 16 feet of the North 112 feet of the West Half (½) of Outlot Twelve (12) of Loughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa.** 

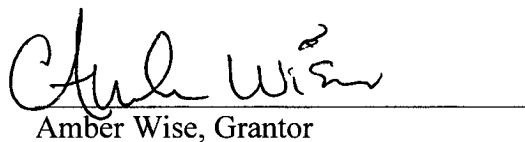
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

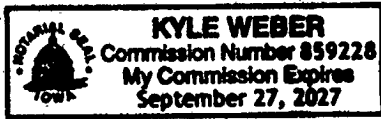
Dated: 8/1/2025.

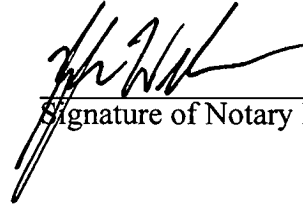
  
Michael C. Wise, Grantor

  
Amber Wise, Grantor

STATE OF IOWA, COUNTY OF MADISON

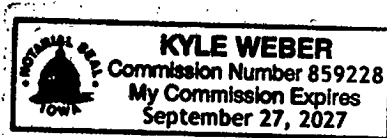
This record was acknowledged before me on August 1, 2025 by  
Michael C. Wise.

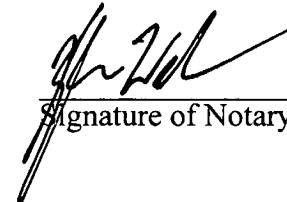


  
\_\_\_\_\_  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 1, 2025 by  
Amber Wise.



  
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Signature of Notary Public