



Document 2025 2083

Book 2025 Page 2083 Type 03 001 Pages 3

Date 8/06/2025 Time 3:26:23PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$475.20

Rev Stamp# 292 DOV# 286

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$297,500⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

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

²
Taxpayer Information: Melissa Staples, 120 S. 5th Avenue, Winterset, IA 50273

⁶ **Return Document To:** Melissa Staples, 120 S. 5th Avenue, Winterset, IA 50273

Grantors: Marvin Eugene Scadden, Jr. and Carol Jean Scadden

Grantees: Melissa Staples

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Ninety-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Marvin Eugene Scadden, Jr. and Carol Jean Scadden, husband and wife, do hereby Convey to Melissa Staples, the following described real estate in Madison County, Iowa:

See Attached Legal Description

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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: 8-5-2025

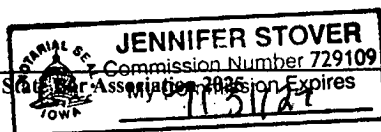
Marvin Eugene Scadden, Jr., Grantor

Carol Jean Scadden, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/5/25 by
Marvin Eugene Scadden, Jr. and Carol Jean Scadden.

Signature of Notary Public



LEGAL DESCRIPTION

The South Eighteen (18) feet of Lot D and Lot E of the Subdivision of the East 133 feet of Lot One (1) of Depot Addition to the City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 1, Page 257 on May 19, 1982, in the Office of the Recorder of Madison County, Iowa; **AND** the South 78.31 feet of Lot Eleven (11) of said Depot Addition.

