



Document 2025 2122

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Date 8/11/2025 Time 2:15:38PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$360.80

ANNO

Rev Stamp# 298 DOV# 292

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$ 226,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

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

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**Taxpayer Information:** Frank Andrew Rodrigues, 318 West Green, Winterset, IA 50273

6 **Return Document To:** Frank Andrew Rodrigues, 318 West Green, Winterset, IA 50273

CB165071

**Grantors:** Roger Weltha and Cheryl Weltha

**Grantees:** Frank Andrew Rodrigues

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of Two Hundred Twenty-Six Thousand Dollar(s) and other valuable consideration, Roger Weltha and Cheryl Weltha, husband and wife, do hereby Convey to Frank Andrew Rodrigues, single person, the following described real estate in Madison County, Iowa:

Lot Three (3) in Block Eight (8) of the Original Town of Winterset, in Madison County, Iowa.

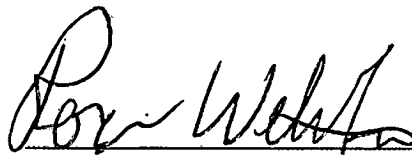


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

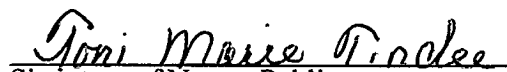
Dated: August 6, 2025

  
Roger Weltha, Grantor

  
Cheryl Weltha, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 6, 2025 by Roger Weltha and Cheryl Weltha.

  
Signature of Notary Public



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