



Document 2025 2146

Book 2025 Page 2146 Type 03 001 Pages 2
Date 8/13/2025 Time 12:26:30PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$159.20 ANNO
Rev Stamp# 299 DOV# 294 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$100,000⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Reese Millsap, 406 N 8th St., Winterset, IA 50273

 **Return Document To:** Reese Millsap, 406 N 8th St., Winterset, IA 50273

Grantors: Patricia Ryneerson

Grantees: Reese Millsap

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, Patricia Ryneearson, a single individual, does hereby Convey to Reese Millsap, the following described real estate in Madison County, Iowa:

Lots Five (5) and Eight (8) in Block Three (3) of Guiberson's Addition to the Town 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.

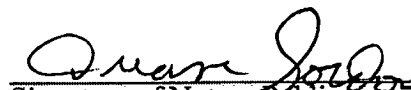
Dated: 8-12-2025


Patricia Ryneearson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8-12-25 by
Patricia Ryneearson.




Signature of Notary Public