

BK: 2025 PG: 2550
Recorded: 9/25/2025 at 8:39:11.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$439.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Sarah E. Sampson and Robert W. Sampson, 423 E. Jefferson Street, Winterset, IA 50273

Return Document To: Sarah E. Sampson and Robert W. Sampson, 423 E. Jefferson Street, Winterset, IA 50273

Grantors: Sherri Briney

Grantees: Sarah E. Sampson and Robert W. Sampson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Seventy-Five Thousand Dollar(s) and other valuable consideration, Sherri Briney, single, does hereby Convey to Sarah E. Sampson and Robert W. Sampson, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The East One-fourth (1/4) of Out Lot Two (2), Except the North 140 1/4 feet thereof, of East Addition of Out Lots to the Original 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.

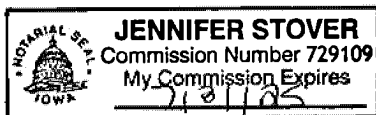
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9-13-25.

Sherri Briney
Sherri Briney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/13/25 by
Sherri Briney.



Jennifer Stover
Signature of Notary Public