



Document 2025 2566

Book 2025 Page 2566 Type 03 001 Pages 2  
Date 9/25/2025 Time 12:08:45PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$471.20  
Rev Stamp# 352 DOV# 354  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$295,000<sup>00</sup>

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Derek Grace and Abigail Grace, 522 N 10th St, Winterset, IA 50273

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P2502018

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Cheryl Gray, a single person** (the "Grantor"), do hereby convey to **Derek Grace and Abigail Grace, a married couple**, (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The East 52 Feet of Lot Two (2), in Block One (1), of Rail Road Addition to the Town of Winterset, in Madison County, Iowa. AND Lot One (1) in Block One (1) of Rail Road Addition to the City of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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 Grantors 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 the 19 day of Sept, 2025.

Cheryl A Gray  
Cheryl Gray (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on Sept 19, 2025, by Cheryl Gray.

Joanna Marie Carson  
Notary Public

