



Document 2025 545

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Date 3/06/2025 Time 2:31:35PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$487.20

Rev Stamp# 77 DOV# 81

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 305,000.00

This instrument prepared by:

ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

JON CHAPMAN, BRIANA DUDEK, AND KRISTI CHAPMAN, 211 W SOUTH STREET, WINTERSSET, IA 50273

WARRANTY DEED

BIA159013

Legal: The East Half (1/2) of Lot Six (6) and the West Half (1/2) of Lot Seven (7) in Block Thirty-three (33) of the Original Town Plat of Winterset in Madison County, Iowa.

Address: 211 W South Street, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Erin Williams, a single person**, hereby conveys the above-described real estate to **Jon Chapman, a single person and Briana Dudek, a single person, and Kristi Chapman, a single person, as joint tenants with full rights of survivorship and not as tenants in common**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Texas)

) SS:

COUNTY OF Harris)

On this day of 02/18/2025 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Erin
Williams, a single person, to me known to be the
identical person(s) named in and who executed
the foregoing instrument and acknowledged that
the person executed the same as that person's
voluntary act and deed.

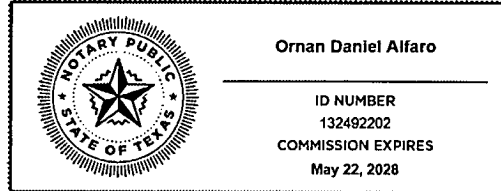
Ornan D Alfaro

Notary Public in and for said State

Dated: February 18th, 2025

Erin Williams

Erin Williams



Electronically signed and notarized online using the Proof platform.