



Document 2025 61

Book 2025 Page 61 Type 03 001 Pages 2

Date 1/08/2025 Time 1:18:14PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$331.20

Rev Stamp# 12 DOV# 11

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$207,500.00

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

Tax Statement

& Return to: Cassondra Gutschenritter and Cole Gutschenritter - 721 E. High Street, Winterset, IA 50273

P2402648

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Chase D. Berry and Faith N. Berry, a married couple** (the "Grantors"), do hereby convey to **Cassondra Gutschenritter and Cole Gutschenritter, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Eight (8) and the East 24 feet of Lot Seven (7) in Block Seventeen (17) of LOUGHRIDGE & CASSIDAY'S ADDITION to the Town of Winterset, Madison County, Iowa.

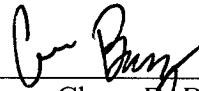
Subject to all covenants, restrictions and easements of record.

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.

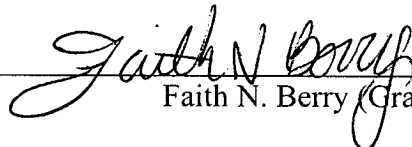
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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 1 day of January, 2025.



Chase D. Berry (Grantor)



Faith N. Berry (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on January, 1st, 2025, by Chase D. Berry and Faith N. Berry.



Notary Public

