



Document 2025 799

Book 2025 Page 799 Type 03 001 Pages 2
Date 4/04/2025 Time 1:50:25PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$327.20 ANNO
Rev Stamp# 114 DOV# 113 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

~~\$205,000~~

Return To: Patricia L. Stevens, 714 West Mills Street, Winterset, IA 50273

Taxpayer: Patricia L. Stevens, 714 West Mills Street, Winterset, IA 50273

Preparer: Melanie L Jackson, 1454 30th Street, Suite 102, West Des Moines, IA 50266, Tel:
(515) 987-0022



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Dylan Martin and Katherine Martin, a married couple, do hereby Convey to Patricia L. Stevens, the following described real estate in Madison County, Iowa:

Lot Eighteen (18) of Northwest Development, Plat 1, to the City of Winterset, Madison County, Iowa.

(l/k/a: 714 West Mills, Winterset, Iowa 50273)




Subject to all Easements, Covenants, and Restrictions 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.

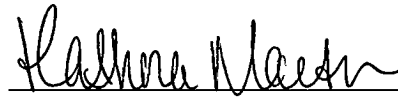
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 4/1/25



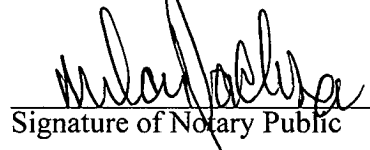
Dylan Martin, Grantor



Katherine Martin, Grantor

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on 4-1-2025 by
Dylan Martin and Katherine Martin.


Signature of Notary Public