



Document 2025 867

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Date 4/11/2025 Time 1:19:58PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$261.60

ANNO

Rev Stamp# 122 DOV# 122

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$164,000.00

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 259-9327

Return document to and mail tax statements to:

PAUL GUERRERO, 509 West Summit Street, Winterset, Iowa 50273

V0159965

File #ISS (dmf)

## WARRANTY DEED

Legal:

$\frac{1}{2}$

That part of Lot Four (4) of WILSON'S FOUR ACRE LOT in the City of Winterset, Madison County, Iowa, described as commencing at the Southeast corner of said Lot Four (4) and running thence West 148 feet, thence North 178 feet, thence East 82 feet, thence North 44 feet, thence East 66 feet, thence South 222 feet to the point of beginning

Address: 509 West Summit Street, Winterset, Iowa 50273



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Colton Moeller, a single person and Ica Hauge, a single person**, do hereby convey the above-described real estate to **Paul Guerrero**.

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**

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

<p>STATE OF <u>Iowa</u> )</p> <p>COUNTY OF <u>Polk</u> ) SS:</p> <p>On this <u>4th</u> day of <u>April</u>, 2025,</p> <p>before me the undersigned, a Notary Public in and for said State, personally appeared <u>Colton Moeller and Ida Hauge, a married couple</u>, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>[Signature]</u> Iowa</p> <p>Notary Public in and for said State</p>	<p>Dated: <u>April 4th</u>, 2025</p> <p><u>[Signature]</u></p> <p>Colton Moeller</p> <p><u>[Signature]</u></p> <p>Ida Hauge</p>
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