



Document 2026 1784

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$658,000⁰⁰

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:
515-462-3731

Taxpayer Information: Benjamin Flurey and Breanna Flurey, 1525 S. 4th Avenue, Winterset,
IA 50273

Return Document To: Benjamin Flurey and Breanna Flurey, 1525 S. 4th Avenue, Winterset, IA
50273

Grantors: Steve Keller and Amy Keller

Grantees: Benjamin Flurey and Breanna Flurey

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Six Hundred Fifty-Eight Thousand Dollar(s) and other valuable consideration, Steve Keller and Amy Keller, husband and wife, do hereby Convey to Benjamin Flurey and Breanna Flurey, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "B" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 2.124 acres, as shown in Plat of Survey filed in Town Plat Record 2, Page 306 on November 26, 1996, in the Office of the Recorder of Madison County, Iowa.

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: 6/12/26

[Signature of Steve Keller]
Steve Keller, Grantor

[Signature of Amy Keller]
Amy Keller, Grantor



STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6-12-26 by Steve Keller and Amy Keller.

[Signature of Sarah M. Cowman]
Signature of Notary Public