



Document 2026 2063

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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$43.20
Rev Stamp# 252 DOV# 238

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$27,170⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

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

 **Taxpayer Information:** John Rinkert, 406 North 1st Street, Winterset, 50273

 **Return Document To:** John Rinkert, 406 North 1st Street, Winterset, 50273

Grantors: Kathy Jo Phelps

Grantees: John Rinkert

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Twenty-Seven Thousand One Hundred Seventy Dollar(s) and other valuable consideration, Kathy Jo Phelps, does hereby Convey to John Rinkert, the following described real estate in Madison County, Iowa:

Lot Eight (8) in Block Ten (10) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa

* See Exhibit 'A' for GWT 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: June 23, 2020

Kathy Phelps
Kathy Jo Phelps, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 23rd 2020 by
Kathy Jo Phelps.

Shyanne Kneeder
Signature of Notary Public

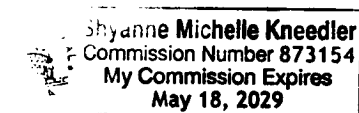


Exhibit 'A'

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.