



Document 2026 2897

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Date 9/28/2026 Time 12:28:52PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$518.40
Rev Stamp# 365 DOV# 348

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$324,500⁰⁰

Return To: Brett Ray, 1514 Mackensie Cirlee, Winterset, IA 50273

Taxpayer: Brett Ray, 1514 Mackensie Cirlee, Winterset, IA 50273

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

CB193245



WARRANTY DEED JOINT TENANCY

For the consideration of Three Hundred Twenty-Four Thousand Five Hundred Dollar(s) and other valuable consideration, John W Hunt, Single, does hereby Convey to Brett Ray ~~and Teresa Brockaska, Single, as joint tenants with full rights of survivorship and not as tenants in common~~, the following described real estate in Madison County, Iowa:

Lot Six (6) in Block Two (2) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, 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.

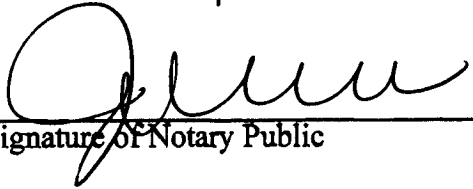
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9/24/26

John W Hunt, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/24/24 by
John W Hunt.



Signature of Notary Public

