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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$271.20

Rev Stamp# 79 DOV# 70

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$170,000⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

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

¹/₂ **Taxpayer Information:** Janice Jagger, 1406 W. Mills, Winterset, IA 50273

6 **Return Document To:** Janice Jagger, 1406 W. Mills, Winterset, IA 50273

Grantors: Cynthia Conard

Grantees: Janice Jagger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Seventy Thousand Dollar(s) and other valuable consideration, Cynthia Conard, single, does hereby Convey to Janice Jagger, the following described real estate in Madison County, Iowa:

Lot Twenty (20) in Block Four (4) 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: March 12, 2026

Cynthia Conard
Cynthia Conard, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 12, 2026 by Cynthia Conard.

Trevor J. Heimbaugh
Signature of Notary Public

