

BK: 2026 PG: 973  
Recorded: 4/7/2026 at 8:06:51.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$346.40  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103  
Return to: Tyler Ritter 705 S. 2<sup>nd</sup> St., Winterset, IA 50273  
Taxpayer Information: Tyler Ritter 705 S. 2<sup>nd</sup> St, Winterset, IA 50273

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Linda Joynes f/k/a Linda Bruett k/n/a Linda Kay Bruett Huss, a single person**, does hereby Convey to **Tyler K. Ritter**, the following described real estate in **Madison County, Iowa**:

**Lots Two (2) and Three (3) in Block Four (4) of Kirkwood's Addition to the Town of Winterset, Madison County, Iowa**

**Locally known as: 705 S. 2<sup>nd</sup> St., Winterset, IA 50273**

Subject to all covenants, restrictions and easements of record.

**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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4-4-2026

*Linda Kay Bruett Huss*  
Linda Kay Bruett Huss

STATE OF Iowa COUNTY OF Madison

This record was acknowledged before me on the 4<sup>th</sup> day of April, 2026 by Linda Kay Bruett Huss, a single person.



*KL*  
Notary Public in and for said State