



Document 2022 1196

Book 2022 Page 1196 Type 03 001 Pages 2
Date 4/25/2022 Time 3:27:59PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$42.40
Rev Stamp# 138 DOV# 133
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$27,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Patrick J. Mahaffey, 107 S. 4th St., PO Box 850, Montezuma, IA 50171, Phone: 641-623-5425

Taxpayer Information: City of Winterset, Iowa, 124 W. Court Avenue, Winterset, IA 50273

Return Document To: Patrick J. Mahaffey, 107 S. 4th St., PO Box 850, Montezuma, IA 50171

Grantors: Lucas Beeler and Katie Rachelle Beeler

Grantees: City of Winterset, Iowa

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Lucas Beeler and Katie Rachelle Beeler, husband and wife, do hereby Convey to City of Winterset, Iowa, the following described real estate in Madison County, Iowa:

Parcel "Z" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 2.03 acres, as shown in Plat of Survey filed in Book 2022, Page 60 on January 5, 2022, in the Office of the Recorder of Madison County, Iowa.

Subject to any and all easements of record, whether visible or not.

Katie Rachelle Beeler signs this Warranty deed for dower purposes only

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.

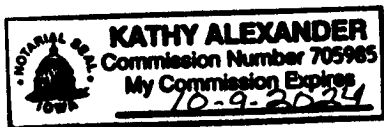
Dated: 4/20/22

Lucas Beeler
Lucas Beeler, Grantor

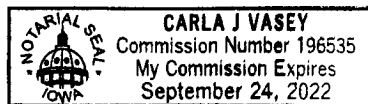
Katie Rachelle Beeler
Katie Rachelle Beeler, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on April 20, 2022 by Lucas Beeler and Katie Rachelle Beeler, husband and wife.



Kathy Alexander
Signature of Notary Public



Carla J Vasey
Signature of Notary Public