



Document 2022 2101

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Date 7/15/2022 Time 2:07:18PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$373.60

Rev Stamp# 253 DOV# 245

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$234,000<sup>00</sup>

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return document to and mail tax statements to:

SHERRI BRINEY, 423 East Jefferson, Winterset, Iowa 50273

File #MAC (spo)

## WARRANTY DEED

**Legal: The East One-fourth (1/4) of Out Lot Two (2), except the North 140 1/4 feet thereof, of Out Lots to the Original Town of Winterset, Madison County, Iowa, subject to the South Thirty-three (33) feet lying South thereof for street purposes and subject to the right to use a driveway 12 feet off the West side of the South Half (1/2) of Out Lot 15 of East Addition of Out Lots to the Original Town of Winterset, Madison County, Iowa**

**Address: 423 East Jefferson, Winterset, Iowa 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **John Pletchette and Carol Jean Pletchette, a married couple**, do hereby convey the above-described real estate to **Sherri Briney, a single person**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, and successors in interest, that said 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.

<p>STATE OF <u>Iowa</u> )   )   SS: COUNTY OF <u>Polk</u>                         )</p> <p>On this <u>13</u> day of <u>July</u>, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared John Pletchette and Carol Jean Pletchette, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.</p> <p><u>[Signature]</u> Notary Public in and for said State</p>	<p>Dated: <u>July 13</u>, 2022</p> <p><u>[Signature]</u> <del>John</del> Pletchette</p> <p><u>[Signature]</u> <del>Carol Jean</del> Pletchette</p>
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