

BK: 2022 PG: 2162
Recorded: 7/21/2022 at 8:01:07.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$260.80
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Quenton James Eller, 615 W South St., Winterset IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **David Mishler and Mari Mishler, a married couple** (the “Grantors”), do hereby convey to **Quenton James Eller, a single person** (the “Grantee”), the following described real estate:

Lot Six (6) , in Block Sixteen (16) of WEST ADDITION to the Town of Winterset, Madison County, Iowa.

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 Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 14th day of July, 2022.



[Signature]
David Mishler (Grantor)

[Signature]
Mari Mishler (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on July 14, 2022, by David Mishler and Mari Mishler.

[Signature]
Notary Public