

CONSIDERATION \$238,000

BK: 2022 PG: 2283
Recorded: 8/2/2022 at 11:09:50.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$380.00
LISA SMITH RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Kathleen Tournier, 822 N. 3rd Avenue, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Sherri J. Briney

Grantees: Kathleen Tournier

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Thirty-Eight Thousand Dollar(s) and other valuable consideration, Sherri J. Briney, single individual, does hereby Convey to Kathleen Tournier, the following described real estate in Madison County, Iowa:

Lot "B", a parcel of land in Lot One (1) and a portion of Lot Two (2) of Circle Heights Plat No. Three (3), Phase Two (2). City of Winterset, Madison County, Iowa, as shown in the Circle Heights Townhouse Association Déclaration dated July 12, 2005 and filed on July 14, 2005 in Book 2005, Page 3277 of the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in said Declaration.

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.

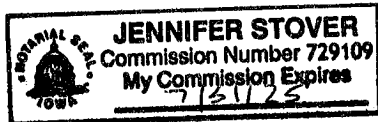
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/1/22.

Sherri J. Briney
Sherri J. Briney, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/1/22 by Sherri J. Briney.



Jennifer Stover
Signature of Notary Public