

Document 2022 2321

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Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$159.20 Rev Stamp# 290 DOV# 281

INDX ANNO SCAN

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: (515)453-4771

Mail tax statements and return document to:

Brian Van Pelt and Angela Van Pelt, 520 W Short St, Winterset, IA 50273



WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Trevor Phipps**, **a/k/a Trevor Scott Phipps**, **a/k/a Trevor S. Phipps**, **a single person**, does hereby convey unto **Brian Van Pelt and Angela Van Pelt**, **a married couple**, **as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

The West Half (1/2) of Lot Four (4) of Lindsey's Addition to the Town of Winterset, Madison County, Iowa, EXCEPT the East 64 feet thereof, AND EXCEPT the North 6 feet thereof.

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.

Order No.: 808-23173/BK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Trevor Phipps

STATE OF

COUNTY OF

SS:

This instrument was acknowledged before me on

by Trevor

Phipps, a/k/a Trevor Scott Phipps, a/k/a Trevor S. Phipps, a single person.

Notary Public in and for said State

BARB KILKER
Commission Number \$16792
My Commission Expires
May 6, 2025