



Document 2022 2321

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Date 8/04/2022 Time 12:47:34PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$159.20
Rev Stamp# 290 DOV# 281
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$100,000⁰

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

1/2

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.

