



Document 2022 2364

Book 2022 Page 2364 Type 03 001 Pages 2
Date 8/09/2022 Time 8:12:33AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$357.60 ANNO
Rev Stamp# 295 DOV# 286 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$ 223,150

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, PO Box 230, Winterset, IA 50273, Phone: 515-462-3731

¹/₂ **Taxpayer Information:** Abigail Williams, 501 W. Benton Street, Winterset, IA 50273

Return Document To: Abigail Williams, 501 W. Benton Street, Winterset, IA 50273

Grantors: Craig D. Busch and Linda E. Busch

Grantees: Abigail Williams

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Twenty-Three Thousand Seven Hundred ^{and fifty} Dollar(s) and other valuable consideration, Craig D. Busch and Linda E. Busch, husband and wife, do hereby Convey to Abigail Williams following described real estate in Madison County, Iowa:

Lot Five (5) and the West 20 Feet of Lot Four (4) of Bond-Peterson Place, an Addition to the Town of Winterset, Madison County, Iowa, AND a tract commencing at the Northwest corner of said Lot Five (5), thence North 17 feet, thence East 80 feet, thence South 17 feet to the North line of said Bond-Peterson Place, thence West 80 feet to the point of beginning.



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.

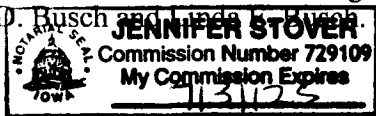
Dated: 8-03-22.

Craig D. Busch
Craig D. Busch, Grantor

Linda E. Busch
Linda E. Busch, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8-3-22 by
Craig D. Busch and Linda E. Busch



Jennifer Stover
Signature of Notary Public