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Date 8/17/2022 Time 12:26:45PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$303.20

Rev Stamp# 317 DOV# 309

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$190,000

This instrument prepared by:

SARAH BAUMGARTNER, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266

Phone # (515) 278-2226

Return document to and mail tax statements to:

MARTIN E HALBUR, 323 W GREEN ST, WINTERSET, IA 50273

1/3

WARRANTY DEED

Legal: **Lot Five (5) in Block Seven (7) of the Original Town of Winterset, Madison County, Iowa.**



Address: 323 W Green ST, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Tynen V. Russell and Heather L. Russell, a married couple**, hereby conveys the above-described real estate to **Martin E Halbur, a single person.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, 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.

STATE OF Iowa)

COUNTY OF Dallas)

SS:

On this 11 day of Aug, 2022,
before me the undersigned, a Notary Public in and for said
State, personally appeared **Tynen V. Russell and
Heather L. Russell, a married couple**, to me known to
be the identical persons named in and who executed the
foregoing instrument and acknowledged that the person
executed the same as that person's voluntary act and
deed.

Carol D. Van Gorp

Notary Public in and for said State

Dated: 5/11/22, 2022

Tynen V. Russell

Heather L. Russell

