

BK: 2022 PG: 2512  
Recorded: 8/24/2022 at 3:42:50.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$383.20  
LISA SMITH RECORDER  
Madison County, Iowa

## WARRANTY DEED

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**Prepared by:** Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100<sup>th</sup> Street, Suite 209, Urbandale, IA 50322; Phone: (515) 222-1700

**Send Tax Statements and return document to:** Colton Smith and Jazmine Martin, 719 West Washington Street, Winterset, Iowa 50273

**Grantor/Affiant:** Aaron E. Beechy and Ruby J. Beechy

**Grantee:** Colton Smith

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For the consideration of One Dollar(s) and other valuable consideration, Aaron E. Beechy and Ruby J. Beechy, a married couple, do hereby Convey to Colton Smith, a single person and Jazmine Martin, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

**Lot Five (5) and the West Half (1/2) of Lot Six (6) in Block Twenty (20) of West Addition to the Town of Winterset, Madison County, Iowa**

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.

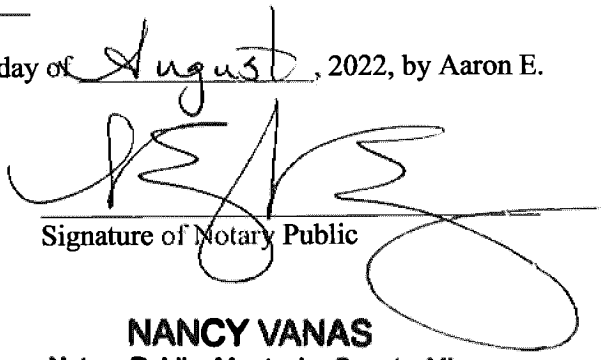
{Signatures and Acknowledgement on Page 2}

Aaron E Beechy 8-18-22  
Aaron E. Beechy (DATE)

Ruby J. Beechy 8-18-22  
Ruby J. Beechy (DATE)

STATE OF IOWA, COUNTY OF \_\_\_\_\_

This record was acknowledged before me this 18 day of August, 2022, by Aaron E. Beechy and Ruby J. Beechy, a married couple.

  
Signature of Notary Public

**NANCY VANAS**  
Notary Public, Montcalm County, MI  
My Commission Expires 12/21/2026  
Acting in the county of Montcalm