



Document 2022 2589

Book 2022 Page 2589 Type 03 001 Pages 3

Date 9/01/2022 Time 12:01:16PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$59.20

Rev Stamp# 331

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 37,500<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

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

<sup>1</sup>/<sub>2</sub> **Taxpayer Information:** Bruce Lamb and Sarah Lamb, 2953 220th Street, Winterset, IA 50273

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Richard J. Hildreth and Robin Sprafka

**Grantees:** Bruce Lamb and Sarah Lamb a/k/a Sara Lamb

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED**

For the consideration of Thirty-Seven Thousand Five Hundred Dollar(s) and other valuable consideration, Richard J. Hildreth, single person, and Robin Sprafka, single person, do hereby Convey to Bruce Lamb and Sarah Lamb, a/k/a Sara Lamb, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "H" located in said Section Thirty-Two (32), containing 5.00 acres, as shown in Plat of Survey filed in Book 2022, Page 2357 on August 8, 2022, in the Office of the Recorder of 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.

Dated: 0830-22

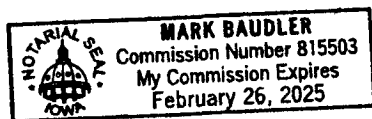
Richard J. Hildreth, Grantor

Robin Sprafka, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on

Aug 30 2022 by Richard J. Hildreth.

  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Aug 30, 2022 by  
Robin Sprafka.



Mark Baudler  
Signature of Notary Public