

Document 2022 2712

Book 2022 Page 2712 Type 03 001 Pages 2 Date 9/13/2022 Time 12:29:27PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$159.20 Rev Stamp# 354 DOV# 344 I NDX ANNO SCAN

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

\$100,0000

/This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

ANCHOR INVESTMENT GROUP, LLC, 2800 University Avenue, Ste 134, West Des Moines, Iowa 50266

File #40591-22-REM (js)

## **WARRANTY DEED**

Legal: The North 72 feet of Lot 1 in Block 13 of PITZER AND KNIGHT'S

**ADDITION** to the Town of Winterset, Madison County, Iowa

Address: 122 East Benton Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Goebel Dickens and Lisa Dickens**, a married couple, do hereby convey the above-described real estate to **Anchor Investment Group**, **LLC**.

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 lowa 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

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

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STATE OF Towa	Dated	d:9/	12	_, 2022
COUNTY OF POIL ) SS:				
before me the undersigned, a Notary Public in and		el Dickens	Lustens	
State, personally appeared Goebel Dickens and Dickens, a married couple, to me known to be the identical persons named in and who executed the	.isa	el Dickeris		
foregoing instrument and acknowledged that thos persons executed the same as their voluntary act		u-l.	uhm	
deed.	Lisa I	Dickens		
Notary Public in and for said State				

