

BK: 2022 PG: 2757
Recorded: 9/20/2022 at 10:29:23.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$303.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Laura Stewart, 1510 West Jefferson Street, Winterset IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Sara Dooley, a single person, (the "Grantor"), does hereby Convey to Laura Stewart, a single person (the "Grantee"), the following described real estate:

Lot Seventeen (17) of ~~Cookman~~^{*Corkman} Addition to the Town of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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.

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that 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.

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 the 8th day of September, 2022.

Sara Dooley
Sara Dooley (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on Sept 8th, 2022, by Sara Dooley.

Rachel Eller
Notary Public

