



Document 2022 2954

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Date 10/10/2022 Time 12:06:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$431.20

Rev Stamp# 386 DOV# 379

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Return To: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Ryan Matthews and Lisa Matthews, 3316 Hickman Road, Des Moines, IA 50310
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: 515-462-4912



WARRANTY DEED JOINT TENANCY

f10136363

For the consideration of Two Hundred Seventy Thousand Dollar(s) and other valuable consideration, Greg Shahan and Melissa Shahan, Husband and Wife, do hereby Convey to Ryan Matthews and Lisa Matthews, a Married Couple, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lots Six (6) and Seven (7), EXCEPT the East 18.50 feet of said Lot Seven (7), all in Block Twelve (12) of West Addition to the City of Winterset, Madison County, Iowa.




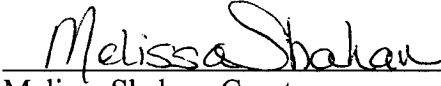
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a Groundwater Hazard Statement.

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.

Dated: 10/6/2022.



Greg Shahan, Grantor


Melissa Shahan, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 6, 2022 by
Greg Shahan and Melissa Shahan, Husband and Wife.




Signature of Notary Public