



Document 2022 3073

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Date 10/21/2022 Time 12:11:22PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$215.20

Rev Stamp# 397 DOV# 391

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$194,900⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

Return to: Madelyn Bonus, 205 South 16th Avenue, Winterset IA 50273

Gm132738

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Tracy L. Stanford, a single person**, (the "Grantor"), does hereby Convey to **Madelyn Bonus, a single person** (the "Grantee"), the following described real estate:

The West 70 feet of Lot Twenty-eight (28) of Honor's Acres Second Addition to the City 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 17th day of Oct, 2022.

Tracy L. Stanford
(Tracy L. Stanford (Grantor))

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10-17, 2022, by Tracy L. Stanford.

Ger Doyle
 GERI DOYLE
Commission Number 752915
My Commission Expires 7-10-23
Notary Public