

BK: 2022 PG: 3681
Recorded: 12/19/2022 at 8:10:59.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$263.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
SARAH BAUMGARTNER, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266 Phone # (515) 278-2226
Return document to and mail tax statements to:
Christian Gonzales and Alexis Gonzales, 423 N 1st AVE, Winterset, IA 50273

WARRANTY DEED

Legal: **The West 4 feet of the North Half (1/2) of Lot Three (3) and the North Half (1/2) of Lot Four (4) in Block Eleven (11) of Pitzer and Knight's Addition to the Town of Winterset, Madison County, Iowa.**

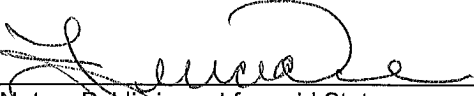
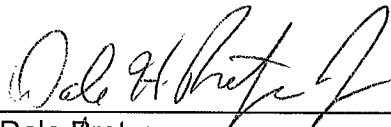
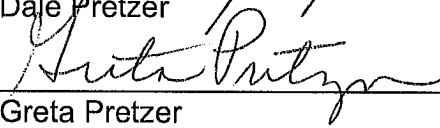
Address: 423 N 1st AVE, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dale Pretzer and Greta Pretzer, a married couple**, hereby conveys the above-described real estate to **Christian Gonzales and Alexis Gonzales, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common.**

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 § 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

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

<p>STATE OF <u>Iowa</u>) COUNTY OF <u>Dallas</u>) SS:</p> <p>On this <u>12th</u> day of <u>December 2022</u> , before me the undersigned, a Notary Public in and for said State, personally appeared Dale Pretzer and Greta Pretzer, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p> Notary Public in and for said State</p>	<p>Dated: <u>12/12/2022</u></p> <p> Dale Pretzer</p> <p> Greta Pretzer</p>
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