

Document 2023 1148

Rev Transfer Tax \$362.40

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Date 5/24/2023 Time 11:45:26AM Rec Amt \$12.00 Aud Amt \$5.00

INDX **ANNO SCAN**

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

1227,000° This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4612

Mail tax statements and return document to: Lauren DeAnne Bolar, 910 E Lane St, Winterset, IA 50273

А

WARRANTY DEED

W4m 138406mon

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Dawn Wright, a single person, does hereby convey unto Lauren DeAnne Bolar, a single person, the following described real estate:

Lot Twenty-six (26) in Block Four (4) of Danforth's Second Addition to the City of Winterset, Madison County, Iowa, AND the North Half (1/2) of the vacated alley lying South of said Lot Twenty-six (26).

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.

Order No.: 808-25651/TP

SUBJECT TO ANY 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.

Dawn Wright

STATE OF John) SE

__20<u>_೮3</u> by Dawn

otary Public in and for said State

TYLER PHELAN
Commission Number 812660
My Commission Expires
September 13, 2024

Order No.: 808-25651/TP