



Document 2023 1450

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Date 6/23/2023 Time 12:41:43PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$397.60

Rev Stamp# 192 DOV# 192

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$249,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

¹/₂ **Taxpayer Information:** Sandra O'Braza, 315 West Washington Street, Winterset, IA 50273

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Lynn Thompson and Judy Thompson

Grantees: Sandra O'Braza

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Forty-Nine Thousand Dollar(s) and other valuable consideration, Lynn Thompson and Judy Thompson, husband and wife, do hereby Convey to Sandra O'Braza the following described real estate in Madison County, Iowa:

The East Forty (40) Feet of Lot Six (6) and the West Twenty (20) Feet of Lot Seven (7), ALL in Block Twenty-one (21) of the Original Town 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.

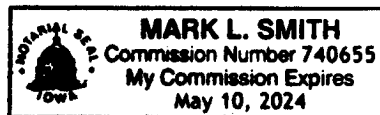
Dated: 6-22-23

Lynn Thompson
Lynn Thompson, Grantor

Judy Thompson
Judy Thompson, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/22/2023 by Lynn Thompson and Judy Thompson.



Signature of Notary Public