

Document 2023 1578

Book 2023 Page 1578 Type 03 001 Pages 2 Date 7/11/2023 Time 12:41:24PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$415.20 Rev Stamp# 210 DOV# 211 I NDX ANNO SCAN

BRANDY MACUMBER, COUNTY RECORDER MADISON COUNTY 10WA

CHEK

\$260,000

WARRANTY DEED Recorder's Cover Sheet

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

Taxpayer Information: William Harvey Dunbar, 504 W. Green Street, Winterset, IA 50273

Return Document To: William Harvey Dunbar, 504 W. Green Street, Winterset, IA 50273

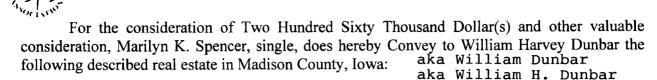
Grantors: Marilyn K. Spencer

Grantees: William Harvey Dunbar

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED



Lot One (1) and the East 6 Feet of Lot Two (2) in Block Ten (10) of West Addition to the 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: July 9, 2023.

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Marilyn K. Spencer.

Signature of Notary Public