



Document 2023 1600

Book 2023 Page 1600 Type 03 001 Pages 2
Date 7/13/2023 Time 1:49:55PM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$271.20 ANNO
Rev Stamp# 211 DOV# 212 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$170,000⁰⁰

**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:** Lisa J. Thornburg, 1418 W. South Street, Winterset, IA 50273

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

Grantors: Randy D. Thornburg and Mindy A. Thornburg

Grantees: Lisa J. Thornburg

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Seventy Thousand Dollar(s) and other valuable consideration, Randy D. Thornburg and Mindy A. Thornburg, husband and wife, do hereby Convey to Lisa J. Thornburg, the following described real estate in Madison County, Iowa:

Lot Four (4) of the Subdivision of Lots Seven (7) and Eight (8) in Valley View Addition to the City 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.

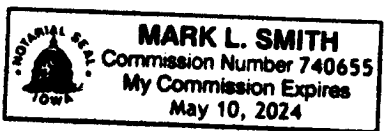
Dated: 7-13-23

Randy D. Thornburg, Grantor

Mindy A. Thornburg, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7/13/2023 by Randy D. Thornburg and Mindy A. Thornburg.



Signature of Notary Public