

BK: 2023 PG: 1645
Recorded: 7/18/2023 at 11:46:31.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$383.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
JACOB J. ENGLAND AND MARISSA ENGLAND, 1424 W WASHINGTON ST, WINTERSET, IA 50273

WARRANTY DEED

Legal: Lot Thirty-two (32) of Honor's Acres Second Addition to the City of Winterset, Madison County, Iowa

Address: 1424 W Washington St, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Dreamstyle Homes, as a Limited Liability Company, hereby conveys the above-described real estate to Jacob J. England and Marissa England, 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.

State of Iowa

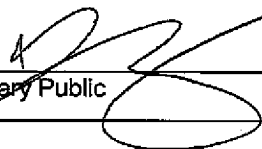
County of Dallas

Signed and sworn to before me the day of

7/13/23 (date), by

Kyle Kuhn, the

Manager of Dreamstyle
Homes, on behalf of the LLC.


Notary Public

Dated: 7/13, 2023

Dreamstyle Homes

BY: KPK, Manager

