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Date 7/24/2023 Time 1:10:45PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$220.80 ANNO

Rev Stamp# 234 DOV# 235 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$138,500⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

FB110643

Preparer Information: Robert L. Stuyvesant, PO Box 517, Carlisle, IA 50047, Phone: 515-989-3263

¹/₂ **Taxpayer Information:** Danielle Swanson, 209 W. Main St., St. Charles, IA 50240

Return Document To: Robert L. Stuyvesant, PO Box 517, Carlisle, IA 50047

Grantors: Clinton Harwood

Grantees: Danielle Swanson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Clinton Harwood, single, does hereby Convey to Danielle Swanson, single, the following described real estate in Madison County, Iowa:

The West 56 feet of Lot Seven (7), in Block Eight (8), of Hartman & Young's Addition to the town of St. Charles, 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 21, 2023.

Clinton Harwood

Clinton Harwood, Grantor

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on July 21st, 2023 by Clinton Harwood.

Madison Muell

Signature of Notary Public

