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Date 8/01/2023 Time 11:36:44AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$279.20

Rev Stamp# 245 DOV# 246

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 174,900⁰⁰

Preparer: Seth D. Dodge, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (CFN11109)
Return To: Patricia Anne Hauge 212 N. 4th Avenue, WINTERSET, IA 50273-1603
Taxpayer Information: Patricia Anne Hauge 212 N. 4th Avenue, WINTERSET, IA 50273-1603

P2301653

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Julie A. Luke, a single person,** Convey(s) to **Patricia Anne Hauge,** a single person, the following described real estate:

The North Half (1/2) of Lot Eight (8), in Block Two (2), of WEST ADDITION to the Town of Winterset, 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.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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 26, 2023

Julie A. Luke
Julie A. Luke

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on July 26 20 23 by Julie A. Luke.

Christine K Barrows
Notary Public in and for said State

