



Document 2023 1807

Book 2023 Page 1807 Type 03 001 Pages 2
Date 8/04/2023 Time 11:18:43AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$95.20 ANNO
Rev Stamp# 250 DOV# 251 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$60,000⁰⁰

**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: Blaine Lowden, 2530 195th Trail, Winterset, IA 50273

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

Grantors: Sabrina K. McVay

Grantees: Blaine Lowden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Sixty Thousand Dollar(s) and other valuable consideration, Sabrina K. McVay, single, does hereby Convey to Blaine Lowden, the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Southwest Quarter (1/4) of Block Fourteen (14), of Pitzer & Knight's Addition to the City of Winterset, Iowa, except the North Eight and One-Fourth (8 1/4) feet in width thereof.

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.

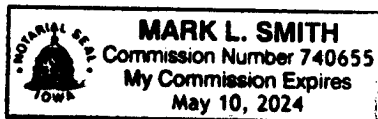
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 8/3/2023.

Sabrina K. McVay
Sabrina K. McVay, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8/3/2023 by Sabrina K. McVay.



Mark L. Smith
Signature of Notary Public