



Document 2023 2117

Book 2023 Page 2117 Type 03 001 Pages 3

Date 9/01/2023 Time 2:02:51PM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$15.20 ANNO

Rev Stamp# 301 DOV# 300 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$10,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone: 5154623731

Taxpayer Information: Shane and Kelli Bregar, PO Box 204, Truro, IA 50257

Return Document To: Shane and Kelli Bregar, PO Box 204, Truro, IA 50257

Grantors: Ethan J. Willett

Grantees: Shane and Kelli Bregar

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Ten Thousand Dollar(s) and other valuable consideration, Ethan J. Willett, a single individual, does hereby Convey to Shane D. Bregar and Kelli S. Bregar, as husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 8694 square feet, as shown in Plat of Survey filed in Book 2, Page 287 on July 22, 1996, in the Office of the Recorder of Madison County, Iowa; AND all that part of the Southwest Quarter (¼) of the Southwest Quarter (¼) of said Section Fifteen (15), containing 526.8 square feet, as shown in Plat of Survey filed in Book 2, Page 354, on May 19, 1998, in the Office of the Recorder of 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.

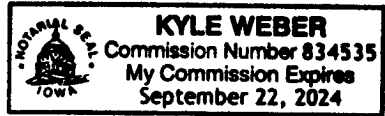
Dated: September 1, 2023.

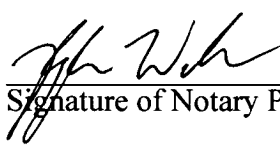
A handwritten signature in black ink, appearing to read "Ethan J. Willett", written over a horizontal line.

Ethan J. Willett, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 1, 2023 by
Ethan J. Willett.





Signature of Notary Public

