



Document 2023 2174

Book 2023 Page 2174 Type 03 001 Pages 2

Date 9/08/2023 Time 8:07:41AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$56.80

ANNO

Rev Stamp# 316 DOV# 314

SCAN

BRANDY MACUMBER. COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$36,000

**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: Robert J. Swanson, 209 E. Green Street, Winterset, IA 50273

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

Grantors: Michelle L. Hughes

Grantees: Robert J. Swanson

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Thirty-Six Thousand Dollar(s) and other valuable consideration, Michelle L. Hughes, single, does hereby Convey to Robert J. Swanson, the following described real estate in Madison County, Iowa:

Parcel "B" a part of the South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section 21, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed August 21, 2023, in Book 2023, Page 1969 of the Recorder's Office 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.

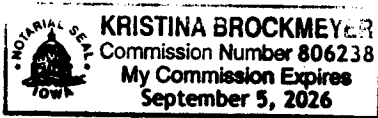
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Sept 7, 23

Michelle L. Hughes
Michelle L. Hughes, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 7, 2023 by Michelle L. Hughes.



Kristina Brockmeyer
Signature of Notary Public