



BK: 2023 PG: 2247
Recorded: 9/15/2023 at 2:46:39.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$211.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$132,500.00

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Trenton Ripperger, 622 N 7th St, Winterset, IA 50273

Return Document To: Trenton Ripperger, 622 N 7th St, Winterset, IA 50273

Grantors: Joshua Boehm and Kasey Boehm

Grantees: Trenton Ripperger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Thirty-Two Thousand Five Hundred Dollar(s) and other valuable consideration, Joshua Boehm and Kasey Boehm, husband and wife, do hereby Convey to Trenton Ripperger, a single person, the following described real estate in Madison County, Iowa:

The North Half (1/2) of Lots One (1) and Two (2) in Block Four (4) of Danforth's Addition to Winterset, 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.

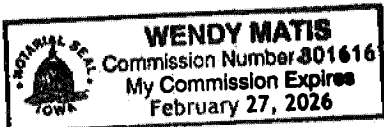
Dated: 09/15/23

Josh Boehm
Joshua Boehm, Grantor

Kasey Boehm
Kasey Boehm, Grantor

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on 9/15/23 by Joshua Boehm and Kasey Boehm.



Wendy Matis
Signature of Notary Public