



Document 2023 2277

Book 2023 Page 2277 Type 03 001 Pages 3

Date 9/19/2023 Time 12:36:33PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$394.40

Rev Stamp# 330 DOV# 328

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$ 247,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

¹/₂ **Taxpayer Information:** John R. Haller, 926 N. 3rd Avenue, Winterset, IA 50273

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

Grantors: Nancy Earll

Grantees: John R. Haller

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

City 143102 man



WARRANTY DEED

For the consideration of Two Hundred Forty-Seven Thousand Dollar(s) and other valuable consideration, Nancy Earll, single, does hereby Convey to John R. Haller, the following described real estate in Madison County, Iowa:

see attached legal description.

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: 9-11-23.

Nancy Earll
Nancy Earll, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9/11/23 by Nancy Earll.

[Signature]
Signature of Notary Public

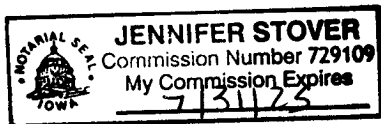


EXHIBIT A

Lot "D", a portion of Lot Six (6) of Circle Heights Plat No. Three (3), Phase Two (2) and a portion of Lot Seven (7) of Circle Heights Plat No. Three (3), Phase Three (3), City of Winterset, Madison County, Iowa, as shown in the Circle Heights Townhouse Association Declaration dated July 12, 2005 and filed on July 14, 2005 in Book 2005, Page 3277 of the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in said Declaration.

