



Document 2023 2382

Book 2023 Page 2382 Type 03 001 Pages 2

Date 9/28/2023 Time 11:28:23AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$615.20

Rev Stamp# 341 DOV# 340

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$385,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Ramon Rivera and Amanda Rivera, 223 Magnolia Pointe, Winterset IA 50273

**WARRANTY DEED**

REG143170

P2302764

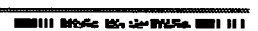
For the consideration of One (\$1.00) Dollar and other valuable consideration, **Zachary J. Whitney and Ashley D. Whitney, a married couple** (the "Grantors"), do hereby convey to **Ramon Rivera and Amanda Rivera, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Seven (7) of ARBOR PARK, PLAT FOUR (4), an Addition to the City of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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 Grantors 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 the 25th day of September, 2023.

Zachary Whitney  
Signed on 2023/09/25 08:02:21 -000

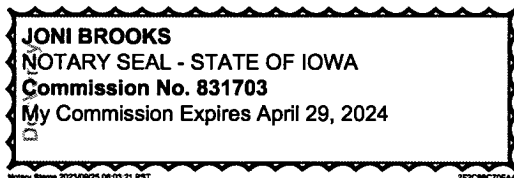
Zachary J. Whitney (Grantor)

Ashley Whitney  
Signed on 2023/09/25 08:02:21 -000

Ashley D. Whitney (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on September 25, 2023, by Zachary J. Whitney and Ashley D. Whitney.



Joni Brooks  
Signed on 2023/09/25 08:02:21 -000

Notary Public

Notarial act performed by audio-visual communication