



Document 2023 2496

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Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$291.20 ANNO
Rev Stamp# 357 DOV# 356 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$182,500

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4607

✓ Mail tax statements and return to: *Farmers State Bank 210 1st Ave N Clear Lake IA 50428*
~~Sharon May, 811 N 6th Avenue Cir, Winterset, IA 50273~~

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Dixie Conkling, a single person by Marla Mead, as Agent,** does hereby convey unto **Sharon May,** the following described real estate.

PARCEL 15A OF FIELDSTONE ADDITION TO THE CITY OF WINTERSET, MADISON COUNTY, IOWA, AND AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES OF FIELDSTONE TOWNHOUSES AS SHOWN IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FIELDSTONE TOWNHOUSES RECORDED IN TOWN LOT DEED RECORD 59, PAGE 634 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.

Order No.: 808-26944/BK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Marla Mead

Marla Mead

Marla Mead

Printed Name

As Agent for
Dixie Conkling

STATE OF Idaho)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on September 3 2023 by Marla Mead, as Agent for Dixie Conkling, a single person.

[Signature]

Notary Public in and for said State

