



Document 2023 2514

Book 2023 Page 2514 Type 03 001 Pages 2
Date 10/12/2023 Time 12:57:27PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$431.20
Rev Stamp# 359 DOV# 358
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$269,900

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)453-4684

E ✓ Mail tax statements and return document to:
Jacob Patrick Plant, 902 E Court Ave, Winterset, IA 50273

Wtm 143312MDM

1/3

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Karen Wood, a single person**, does hereby convey unto **Jacob Patrick Plant, a single person**, the following described real estate:

married

The West Half (1/2) of the Northwest Quarter (1/4) of Out Lot Four (4) in Laughridge and Cassiday's Addition to the City of Winterset, Madison County, Iowa.

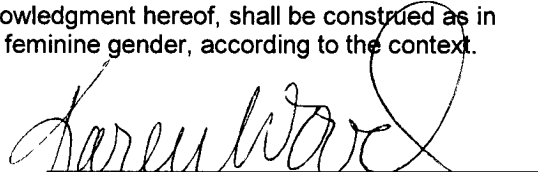


There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said 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.

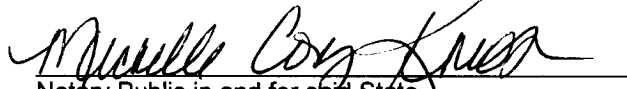


Karen Wood

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on October 9th 2023 by Karen Wood, a single person.



Notary Public in and for said State

