



Document 2023 2540

Book 2023 Page 2540 Type 03 001 Pages 2
Date 10/17/2023 Time 10:54:08AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$271.20 ANNO
Rev Stamp# 362 DOV# 361 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$169,900⁰⁰

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2180ROGI)

Return To: Nancy McKinney, 220 W Buchanan St, WINTERSET, IA 50273

Taxpayer Information: Nancy McKinney, 220 W Buchanan St, WINTERSET, IA 50273

P2303020
MOT143946

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Helen C. Stout, a single person**, does hereby Convey to **Nancy McKinney, a single person**, in the following described real estate:

Lot Three (3) and Four (4), in Block Six (6), of PITZER & KNIGHT'S ADDITION to 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 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: 10/11/2023

Larry D Stout P.O.A.
Helen C. Stout by Larry D. Stout as her attorney-in-fact

STATE OF IA)
COUNTY OF MADISON) ss:

This record was acknowledged before me on OCTOBER 11, 2023, by Larry D. Stout as attorney-in-fact for Helen C. Stout, a single person.

Betsy Breeding
Notary Public in and for said State

