



Document 2023 2894

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Date 11/28/2023 Time 2:32:53PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$287.20

ANNO

Rev Stamp# 411 DOV# 409

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$180,000

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

Taxpayer Information: Alysia Frees, 422 E Washington, Winterset, IA 50273

Return Document To: Kyle Weber, 101 1/2 W Jefferson, PO Box 230, Winterset, IA 50273

Grantors: Michael Eller

Grantees: Alysia Frees

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Eighty Thousand Dollars and other valuable consideration, Michael Eller, a single individual, does hereby Convey to Alysia Frees, a single individual, the following described real estate in Madison County, Iowa:

Lot Seven (7) in Block Two (2) of Pitzer’s Addition to the Town 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.

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.

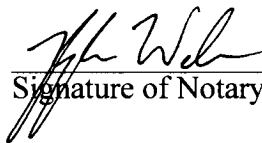
Dated: November 28, 2023.



Michael Eller, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 28, 2023 by Michael Eller.



Signature of Notary Public

