



Document 2023 2968

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Date 12/07/2023 Time 1:23:19PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$63.20

Rev Stamp# 420 DOV# 419

INDX

ANNO

SCAN

BRANDY MACUMBER. COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$40,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

²/₃ **Taxpayer Information:** Blaine Lowden, 2530 190th Trail, Winterset, IA 50273

~~Return Document To:~~ Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Linda K. Bruett Huss and Michael Huss

Grantees: Blaine Lowden

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Forty Thousand Dollar(s) and other valuable consideration, Linda K. Bruett Huss and Michael Huss, wife and husband, do hereby Convey to Blaine Lowden, the following described real estate in Madison County, Iowa:

Lot Seven (7) of Depot 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.

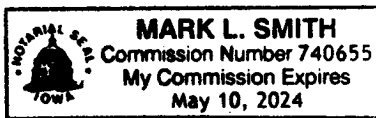
Dated: 12-6-23

Linda K. Bruett Huss
Linda K. Bruett Huss, Grantor

Michael Huss
Michael Huss, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12/6/2023 by Linda K. Bruett Huss and Michael Huss.



Mark L. Smith
Signature of Notary Public