

BK: 2023 PG: 3088
Recorded: 12/19/2023 at 8:28:49.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$455.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

\$285,000.00

This instrument prepared by:
SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:
JOHNSON FAMILY REVOCABLE TRUST DATED OCTOBER 8TH, 2018, 912 N 10TH AVE,
WINTERSSET, IA 50273

WARRANTY DEED

Legal: Lot 1A of CORKREAN & WATTS ADDITION PLAT NO. 6, an Addition to the City of Winterset,
Madison County, Iowa

Address: **912 N 10th Ave, Winterset, IA 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Gerald M. Axtell and Gina M. Axtell, a married couple**, hereby conveys the above-described real estate to **Johnson Family Revocable Trust Dated October 8th, 2018**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL 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.

STATE OF Iowa)

) SS:

COUNTY OF Dallas)

On this day of 12/15/2023 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Gerald
M. Axtell and Gina M. Axtell, a married couple, to
me known to be the identical person(s) named in
and who executed the foregoing instrument and
acknowledged that the person executed the
same as that person's voluntary act and deed.

Stephanie Lee
Notary Public in and for said State

Dated: 12/15/23

Gerald M. Axtell
Gerald M. Axtell

Gina M. Axtell
Gina M. Axtell

