

BK: 2023 PG: 3209  
Recorded: 12/29/2023 at 1:11:43.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$255.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**\$160,000.00**

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Tanner Utsler - 327 South 5th Avenue, Winterset, IA 50273

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### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Madysen L. West n/k/a Madysen L. Rasmussen and Joshua G. Rasmussen, a married couple** (the "Grantors"), do hereby convey to **Tanner Utsler, a single person** (the "Grantee"), the following described real estate:

Lot Six (6) and the North Six (6) feet of Lot Seven (7) and a parcel described as beginning at the NE corner of Lot 6, thence East 8 feet, 3 inches, thence South 72 feet, thence West 8 feet, 3 inches, thence North 72 feet to the place of beginning, ALL in Block Five (5) of West Addition to the City of Winterset, Madison County, Iowa.

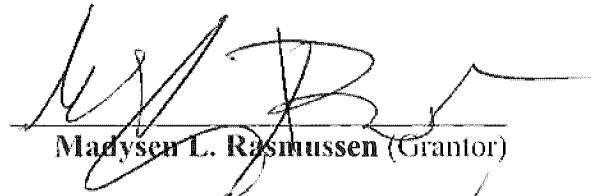
Subject to all covenants, restrictions and easements of record.

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 Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 19<sup>th</sup> day of December, 2023.

  
\_\_\_\_\_  
Madysen L. Rasmussen (Grantor)

  
\_\_\_\_\_  
Joshua G. Rasmussen (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on December 19<sup>th</sup>, 2023, by Madysen L. Rasmussen and Joshua G. Rasmussen.



  
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Notary Public