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Date 1/10/2023 Time 12:40:20PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$407.20

Rev Stamp# 3 DOV# 4

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$255,000

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Sara Lancaster, 704 N. 4th Avenue, Winterset, IA 50273

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

Grantors: Marvin Eugene Scadden, Jr. and Carol Jean Scadden

Grantees: Sara Lancaster

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Fifty-Five Thousand Dollar(s) and other valuable consideration, Marvin Eugene Scadden, Jr. and Carol Jean Scadden, husband and wife, do hereby Convey to Sara Lancaster the following described real estate in Madison County, Iowa:

The East 140 feet of the West 170 feet of Lot One (1) of Clark's Irregular Survey, City of Winterset, Madison County, Iowa, EXCEPT the North 8 feet thereof. (3)

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: 11/9/23

[Handwritten signature of Marvin Eugene Scadden, Jr.]

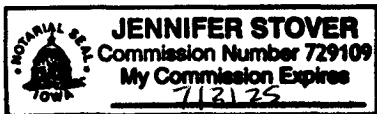
Marvin Eugene Scadden, Jr., Grantor

[Handwritten signature of Carol Jean Scadden]

Carol Jean Scadden, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11/9/23 by Marvin Eugene Scadden, Jr. and Carol Jean Scadden.



[Handwritten signature of Notary Public]
Signature of Notary Public