



Document 2023 52

Book 2023 Page 52 Type 03 001 Pages 1
Date 1/12/2023 Time 12:02:43PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$311.20
Rev Stamp# 5 DOV# 6

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$195,000

Return Document To: Trevor Lehman, 404 W Filmore, WINTERSET, IA 50273
Preparer Information: Matthew D. Kern, 4201 Westown Pkwy, Suite 250, West Des Moines, IA 50266,
Phone: (515) 283-1801
Address Tax Statement: Trevor Lehman, 404 W Filmore, WINTERSET, IA 50273

WTM134645

1/2

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Todd McFadden and Shelley McFadden, husband and wife, do hereby Convey to Trevor Lehman the following described real estate in Madison County, Iowa:

Lot One (1) in Block Eight (8) of A. B. Shriver's Addition to the City 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 this this 10th day of January, 2023

Todd McFadden

Todd McFadden

Shelley McFadden

Shelley McFadden

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on this 10th day of January, 2023, by Todd McFadden and Shelley McFadden, husband and wife

Signature of Notary Public

