

BK: 2023 PG: 756  
Recorded: 4/17/2023 at 9:40:30.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$266.40  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (1730ROGI)

**Return To:** William S. Daggett, 903 East South Street, WINTERSET, IA 50273

**Taxpayer Information:** William S. Daggett, 903 East South Street, WINTERSET, IA 50273

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## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Trey T. Maynes, a single person**, does hereby Convey to **William S. Daggett, a married person**, in the following described real estate:

**The West Ninety-nine (99) feet of the South One-half (1/2) of Out Lot Five (5) of LAUGHRIDGE AND CASSIDAY'S ADDITION to the Town of Winterset, Madison County, Iowa, EXCEPT the North 8.25 feet thereof;**

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 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: 4-13-2023

Trey T. Maynes  
Trey T. Maynes

STATE OF IOWA )  
COUNTY OF MADISON ) ss:

This record was acknowledged before me on APRIL 13, 2023, by  
Trey T. Maynes, a single person.

Betsy Breeding  
Notary Public in and for said State

