



Document 2024 1212

Book 2024 Page 1212 Type 03 001 Pages 2	
Date 6/03/2024 Time 12:38:38PM	
Rec Amt \$12.00 Aud Amt \$5.00	INDX
Rev Transfer Tax \$343.20	ANNO
Rev Stamp# 155 DOV# 161	SCAN
BRANDY MACUMBER, COUNTY RECORDER	CHEK
MADISON COUNTY IOWA	


\$215,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

FB179A3

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

Taxpayer Information: Morgan Elizabeth Evans, 423 E. Benton, Winterset, IA 50273

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

Grantors: Melissa L. Staples

Grantees: Morgan Elizabeth Evans

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Fifteen Thousand Dollar(s) and other valuable consideration, Melissa L. Staples, single individual, does hereby Convey to Morgan Elizabeth Evans, the following described real estate in Madison County, Iowa:

Lot Eight (8) in Block Two (2) of North Addition to 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: 5/28/24

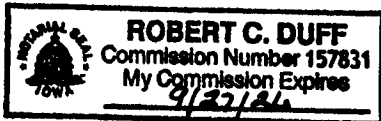
Handwritten signature of Melissa L. Staples

Melissa L. Staples, Grantor

5/28/24

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5/28/2024 by Melissa L. Staples.



Handwritten signature of Robert C. Duff, Signature of Notary Public