



Document 2024 1308

Book 2024 Page 1308 Type 03 001 Pages 2

Date 6/11/2024 Time 1:43:24PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$378.40 ANNO

Rev Stamp# 176 DOV# 181 SCAN

BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$236,900⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: Kyle M. Deberg, 501 W Buchanan, Winterset IA 50273

$\frac{1}{3}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gage Irwin and Jessie Irwin, a married couple** (the "Grantors"), do hereby convey to **Kyle M. Deberg, a single person** (the "Grantee"), the following described real estate:

Lot Fourteen (14) of Croft Court Addition to 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.

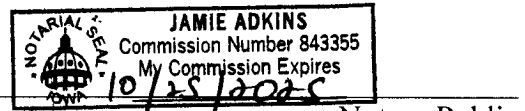
Dated the 8 day of June, 2024.


Gage Irwin (Grantor)


Jessie Irwin (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on June 8th, 2024, by Gage Irwin and Jessie Irwin.


NOTARIAL SEAL
JAMIE ADKINS
Commission Number 843355
My Commission Expires
10/25/2025


Notary Public