



Document 2024 1438

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Rev Stamp# 192

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$287,000⁰⁰

Preparer: LeAnne K Krell, P.O Box 57056, Des Moines, IA 50317 (515) 967-5103
Return to: Mark Mernone 802 N 4th Avenue, WINTERSET, IA 50273
Taxpayer Information: Mark Mernone 802 N 4th Avenue, WINTERSET, IA 50273

WARRANTY DEED

P2400570

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Ramona Dillinger, a single person**, does hereby Convey to **Mark Mernone**, the following described real estate in **Madison County, Iowa**:

Lot Seven (7) of FOURTH AVENUE PLACE, an Addition to the Town of Winterset, Madison County, Iowa; AND a tract of land described as follows, to-wit: Commencing at a point 195 feet West of the Southeast corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, said point being the Southwest corner of said Lot Seven (7), running thence North 93 feet to the Northwest corner of said Lot Seven (7), thence West 36 feet, thence South 93 feet to the South line of said Northwest Quarter (1/4) of the Northeast Quarter (1/4), thence East 36 feet to the point of beginning.

Locally known as: 802 N 4th Avenue, WINTERSET, IA 50273

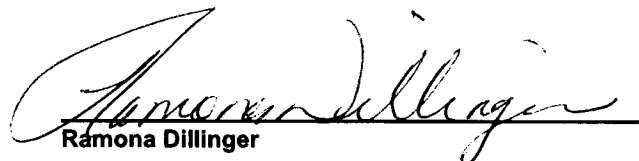
Subject to all covenants, restrictions and easements of record.

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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 6/6/2024


Ramona Dillinger

STATE OF Iowa COUNTY OF Polk

This record was acknowledged before me on the 6 day of July, 2024 by **Ramona Dillinger, a single person.**



Notary Public in and for said State

