

BK: 2024 PG: 1467
Recorded: 6/25/2024 at 10:36:35.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$267.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (8900RSS)
Return To: Isaiah Levi Fogle, 415 N 1st Ave, WINTERSET, IA 50273
Taxpayer Information: Isaiah Levi Fogle, 415 N 1st Ave, WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jennifer J. McFarland and Estella J. Sample, each a single person, do hereby Convey to Isaiah Levi Fogle, the following described real estate:**

The South Half (½) of Lots Three (3) and Four (4) in Block Eleven (11) of Pitzer & Knight's 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 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: 06/14/2024

Estella J. Sample
Estella J. Sample

STATE OF IA

COUNTY OF POIK

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This record was acknowledged before me on June 14th, 2024, by Estella J. Sample, a single person.

Erin Suttles
Notary Public in and for said State



Dated: 06/14/2024

Jennifer J. McFarland
Jennifer J. McFarland

STATE OF IA
COUNTY OF POIK

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This record was acknowledged before me on

June 14th, 2024, by Jennifer J.

McFarland, a single person.

Erin Suttles
Notary Public in and for said State

