

**BK: 2024 PG: 1678**  
**Recorded: 7/15/2024 at 11:50:52.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$407.20**  
**BRANDY L. MACUMBER, RECORDER**  
**Madison County, Iowa**

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Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306  
Tax Statement  
& Return to: Glenn S Rowe and Beverly S Rowe - 822 3rd Ave., North, Winterset, IA 50273

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**WARRANTY DEED**

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kathleen Tournier, a single person**, (the “Grantor”), does hereby Convey to **Glenn S Rowe and Beverly S Rowe, a married couple** (the “Grantees”), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot “B”, a parcel of land in Lot One (1) and a portion of Lot Two (2) of Circle Heights Plat No. Three (3), Phase Two (2), City of Winterset, Madison County, Iowa, as shown in the Circle Heights Townhouse Association Declaration dated July 12, 2005 and filed on July 14, 2005 in Book 2005, Page 3277 of the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in said Declaration

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.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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 11 day of July, 2024.

*Kathleen Tournier*

**Kathleen Tournier** (Grantor)

STATE OF Iowa, COUNTY OF Muscatine

This record was acknowledged before me on July 11, 2024, by Kathleen Tournier.



*Julianna Cullen*  
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Notary Public