

\$245,900.00

BK: 2024 PG: 1685
Recorded: 7/16/2024 at 8:37:14.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$392.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2758ROGI)

Return To: Aubrey Johnson, 323 W Benton St, WINTERSET, IA 50273

Taxpayer Information: Aubrey Johnson, 323 W Benton St, WINTERSET, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Michael Lovelace and Stephanie Lovelace, a married couple**, do hereby Convey to **Aubrey Johnson and Trey Johnson**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot Five (5) in Block Seventeen (17) of Pitzer and Knight's Addition to the Town of 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,

