

\$251,000.00

BK: 2024 PG: 1692
Recorded: 7/16/2024 at 11:06:28.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$400.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Jeramy Randol and Zoe H. Randol, 906 W. Court Avenue, Winterset,
IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: William Bortell and Cynthia Bortell

Grantees: Jeramy Randol and Zoe H. Randol

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Fifty-One Thousand Dollar(s) and other valuable consideration, William Bortell and Cynthia Bortell, husband and wife, do hereby Convey to Jeramy Randol and Zoe H. Randol, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot 10 of WEST COURT ADDITION, an Official Plat, now included in and forming a part of the City of Winterset, Madison County, Iowa.

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.

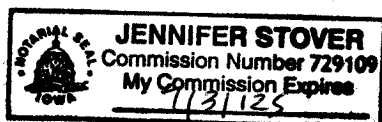
Dated: July 12, 2024

William Bortell
William Bortell, Grantor

Cynthia Bortell
Cynthia Bortell, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 07/12/24 by William Bortell and Cynthia Bortell.



Jennifer Stover
Signature of Notary Public