



Document 2024 1786

Book 2024 Page 1786 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$711.20

Rev Stamp# 252 DOV# 249

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$445,000⁰⁰

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

Preparer Information: Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:
5154623731

Taxpayer Information: Christopher Overman and Margaret Overman, 4105B, Charlestown
Loop, Hill AFB, UT 84056

Return Document To: Christopher Overman, 218 S 2nd Ave, Winterset, IA 50273

Grantors: Steven R. Fauser and Nancy L. Fauser

Grantees: Christopher Overman and Margaret Overman

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Four Hundred Forty-Five Thousand Dollar(s) and other valuable consideration, Steven R. Fauser and Nancy L. Fauser, husband and wife, do hereby Convey to Christopher Overman and Margaret Overman, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Eight (8) and the East Half (½) of Lot Seven (7) in Block Thirty-three (33) of the Original Town 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: 7-19-24.

Steven R. Fauser

Steven R. Fauser, Grantor

Nancy L. Fauser

Nancy L. Fauser, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 7-19th 2024 by
Steven R. Fauser and Nancy L. Fauser.



Sarah M. Cowman
Signature of Notary Public