

BK: 2024 PG: 1819  
Recorded: 7/30/2024 at 11:30:57.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$100.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**WARRANTY DEED**

**Preparer Information:** Billy Mallory, 12012 Ridgemont Drive, Urbandale, Iowa 50323 515-444-8519

**Taxpayer Information:** Dillon Bruett, 603 E SOUTH ST., WINTERSET, IA 50273

**Return Document to:** Billy Mallory, 12012 Ridgemont Drive, Urbandale, Iowa 50323 515-444-8519

**Grantors:** Jordan R. Martin and Dani Martin, Husband and Wife  
603 E SOUTH ST., WINTERSET, IA 50273

**Grantee:** Dillon Bruett, 603 E SOUTH ST., WINTERSET, IA 50273

**Legal Description:** Lots Five (5) and Six (6) in Block Five (5) of Laughridge & Cassidy's Addition to the City of Winterset, Madison County, Iowa

**Locally Known as:** 603 E SOUTH ST., WINTERSET, IA 50273

**Document or instrument number of previously recorded documents:**

**WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration, Jordan R. Martin and Dani Martin, Husband and Wife, as Grantors, do hereby convey to Dillon Bruett, a single person, as Grantee, all of the grantor's right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

**Lots Five (5) and Six (6) in Block Five (5) of Laughridge & Cassiday's Addition to the City of Winterset, Madison County, Iowa**

Locally Known as: **603 E SOUTH ST., WINTERSET, IA 50273**

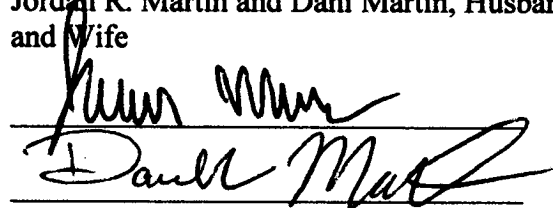
Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances; and Grantors covenant to Warrant 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, feminine or neuter gender, according to the context.

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.

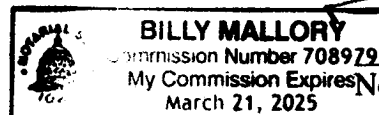
Jordan R. Martin and Dani Martin, Husband and Wife

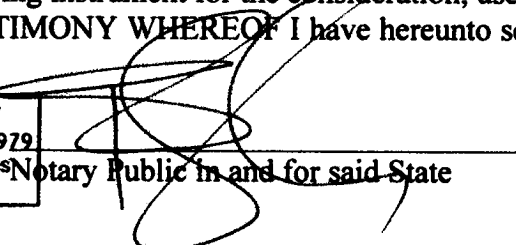
Dated: July 26, 2024



BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public duly commissioned, qualified and acting, within and for said County and State, in person(s) the within named Jordan R. Martin and Dani Martin, Husband and Wife, to me personally well known and appearing with verified identification issued by the State, and further stated and acknowledged that they had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth. IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this July 26, 2024.

My Commission Expires:  
[SEAL]



  
Notary Public in and for said State