



Document 2024 1837

Book 2024 Page 1837 Type 03 001 Pages 2  
Date 7/31/2024 Time 1:26:12PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$255.20  
Rev Stamp# 260 DOV# 257  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$160,000<sup>00</sup>

**Preparer:** Danielle Guisinger, 1055 Jordan Creek Pkway Ste 200, West Des Moines, IA 50266  
5158649370

**Return To and Taxpayer Information:**  
Samuel Arthur Sutherland, 520 N 3<sup>rd</sup> Ave., Winterset, IA 50273

FB152175

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Nicole Groce, a single person**, does hereby Convey to **Samuel Arthur Sutherland**, the following described real estate:

**The South Half (1/2) of Lots One (1) and Two (2) in Block Seven (7) 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

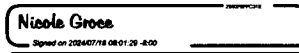
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defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

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.

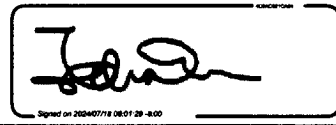
Dated: 07/18/2024

 Nicole Groce

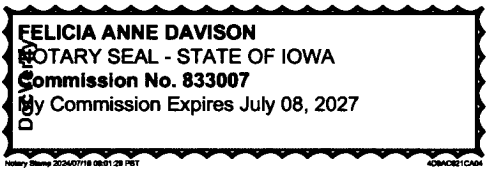
Nicole Groce

STATE OF Iowa )  
 )  
COUNTY OF Dallas ) ss:

This record was acknowledged before me on 07/18/2024,  
by Nicole Groce, a single person.



Notary Public in and for said State



Notarial act performed by audio-visual communication

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