



Document 2024 1885

Book 2024 Page 1885 Type 03 004 Pages 2
Date 8/05/2024 Time 11:51:51AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$106.40 ANNO
Rev Stamp# 265 DOV# 262 SCAN
BRANDY MACUMBER, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$67,000

This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 278-0623
Mail tax statements to:
GREG GOODRIDGE, 623 East Green Street, Winterset, Iowa 50273 File #43371-23-RFB (rfb)

COURT OFFICER'S DEED

*HOME 152561
P2400472*

Legal: **Lot 8 in Block One in LAUGHRIDGE & CASSIDAY'S ADDITION to the Town of Winterset, Madison County, Iowa**

Address: 623 East Green Street, Winterset, Iowa 50273

IN THE MATTER OF
THE ESTATE OF

BILLY JOE WELTHA

Deceased,

now pending in the Iowa District Court – Madison County, Probate No. ESPR 013476.

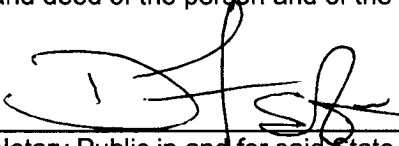
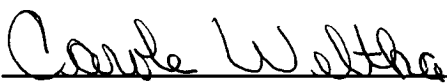
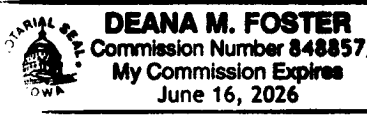
Pursuant to the authority and power vested in the undersigned, and in consideration of One Dollar (\$1.00) and other good and valuable consideration, **Carole Marie Weltha**, the duly-appointed personal representative of the above-referenced Estate, hereby conveys the above-described real estate to **Greg Goodridge**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that the Estate holds 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 except as may be above stated; and Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

<p>STATE OF IOWA)) SS: COUNTY OF POLK)</p> <p>On this <u>29</u> day of <u>July</u>, 2024, before me the undersigned, a Notary Public in and for said State, personally appeared Carole Marie Weltha, the fiduciary of the above-referenced Estate, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that such person, as the fiduciary, executed the same as the voluntary act and deed of the person and of the fiduciary.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>7/29</u>, 2024</p> <p> _____ Carole Marie Weltha ADMINISTRATOR</p> <p></p>
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