



Document 2024 1932

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Rev Transfer Tax \$431.20
Rev Stamp# 274 DOV# 271

INDX
ANNO
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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$270,000.00

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Melissa Staples and Heather Arthurs, 120 S 5th Ave, Winterset, IA 50273

Return Document To: Melissa Staples, 120 S 5th Ave, Winterset, IA 50273

Grantors: Sarah Ames

Grantees: Melissa Staples and Heather Arthurs

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Seventy Thousand Dollar(s) and other valuable consideration, Sarah Ames, does hereby Convey to Melissa Staples and Heather Arthurs, 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 Two (2) Feet of Lot Seven (7), in Block Eight (8), of West Addition to the City of Winterset, in Madison County, Iowa. (S)

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.

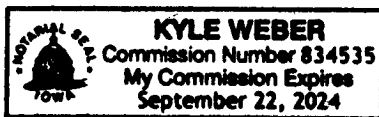
Dated: 8/9/2024

Sarah Ames

Sarah Ames, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 9, 2024 by Sarah Ames.



[Signature]
Signature of Notary Public