



Document 2024 1990

Book 2024 Page 1990 Type 03 001 Pages 2
Date 8/16/2024 Time 1:02:21PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$664.00
Rev Stamp# 279 DOV# 275

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA
CHEK

\$415,500.00

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: James Martin, 924 Husky Drive, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Clayton D. Lowe and Stacey I. Lowe

Grantees: James Martin

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Four Hundred Fifteen Thousand Five Hundred Dollar(s) and other valuable consideration, Clayton D. Lowe and Stacey I. Lowe, husband and wife, do hereby Convey to James Martin the following described real estate in Madison County, Iowa:

Lot Six (6) of Nelson Acres-Plat One (1) to the City 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: 8/12/2024

[Handwritten signature of Clayton D. Lowe]

Clayton D. Lowe, Grantor

[Handwritten signature of Stacey I. Lowe]

Stacey I. Lowe, Grantor

STATE OF Oklahoma, COUNTY OF Oklahoma

This record was acknowledged before me on 8/12/2024 by Clayton D. Lowe and Stacey I. Lowe.

[Handwritten signature of Notary Public]

Signature of Notary Public

