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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$407.20

Rev Stamp# 286 DOV# 281

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$255,000.00

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (2940ROGI)

E Return To: Jarin Gamet, 1018 3rd Ave N, Winterset, IA 50273

Taxpayer Information: Jarin Gamet, 1018 3rd Ave N, Winterset, IA 50273

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jone Brashears, a single person**, does hereby Convey to **Jarin Gamet and Audrey Gamet, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, in the following described real estate:

Lot "H", a portion of Lot Nine (9) and a portion of Lot Twelve (12) of CIRCLE HEIGHTS PLAT NO. THREE (3), PHASE THREE (3), City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2007, Page 1996 on May 15, 2007, in the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in the Circle Heights Townhouse Association Declaration dated July 12, 2005 and filed on July 14, 2005 in Book 2005, Page 3277 in the Office of the Recorder of 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 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: 8-18-24

Jone Brashears
Jone Brashears

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on August 18th 2024, by Jone Brashears, a single person.

Russell Dickinson
Notary Public in and for said State

