

\$198,000.00

BK: 2024 PG: 2057  
Recorded: 8/23/2024 at 1:45:29.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$316.00  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

This instrument prepared by:  
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309  
Phone No.: (515)453-4618

Mall tax statements and return document to:  
Mariah Criswell, 824 4th Ave S, Winterset, IA 50273

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## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Katherine Elizabeth Frees f/k/a Katherine Elizabeth Mills, a single person**, does hereby convey unto **Mariah Criswell, a single person**, the following described real estate:

**Lot Six (6) in Block One (1) of Lindsey's Addition to the Town of Winterset, Madison County, Iowa, EXCEPT the South 6 feet thereof.**

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.

Order No.: 808-29435/BL

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

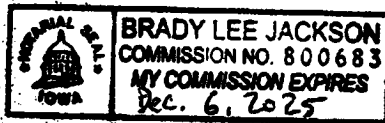
Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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. 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.

  
Katherine Elizabeth Frees

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on Aug. 19 2024 by Katherine Elizabeth Frees f/k/a Katherine Elizabeth Mills, a single person.



  
Notary Public in and for said State