



Document 2024 2204

Book 2024 Page 2204 Type 03 001 Pages 2

Date 9/11/2024 Time 11:21:04AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$372.00

Rev Stamp# 317 DOV# 311

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$233,000⁰⁰

Preparer Information: Laughlin Law Firm, PLC, 3106 Ingersoll Ave, Des Moines, IA 50312 (P)(515) 608-4797

Taxpayer Information: Jared Lane Morecraft, 720 N 3rd Street, WINTERSET, IA 50273

Return Document To: Jared Lane Morecraft, 720 N 3rd Street, WINTERSET, IA 50273

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WARRANTY DEED

For the consideration of 1 Dollar(s) and other valuable consideration, Jordan Leach and Brandea Leach, a married couple, do hereby Convey to Jared Lane Morecraft, a married person, the following described real estate in Madison County, Iowa:

A part of Lots One (1) and Two (2), in Block Twenty-two (22) of PITZER AND KNIGHT'S ADDITION to the City of Winterset, Madison County, Iowa, and a part of the vacated alley lying South of said Lots One (1) and Two (2), as shown in the Property Line Retracement Survey filed in Book 2007, Page 707 on February 20, 2007, in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, IF ANY.

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: 9/6/24

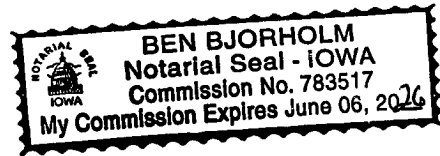
[Signature]
Jordan Leach (Grantor)

[Signature]
Brandea Leach (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 9/6/24, by Jordan Leach.

[Signature]
_____, Notary Public



STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 9/6/24, by Brandea Leach.

[Signature]
_____, Notary Public

