



Document 2024 2388

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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$402.40

ANNO

Rev Stamp# 338 DOV# 333

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$252,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

FB154379

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

**Taxpayer Information:** Timothy Helm and Jessica Helm, 311 E. Filmore Street, Winterset, IA 50273

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**Return Document To:** Timothy Helm, 311 E. Filmore Street, Winterset, IA 50273

**Grantors:** Brian Goodwin

**Grantees:** Tim Helm and Jessica Helm

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Two Hundred Fifty-Two Thousand Dollar(s) and other valuable consideration, Brian Goodwin, single, does hereby Convey to Timothy Helm and Jessica Helm, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The West 61 feet of the East 119.5 feet of Lot Seven (7), also known as all that part of Lot Seven (7) lying South of Lot Two (2); AND the West Half (1/2) of Lot Six (6), all in Mill Addition to the Town of Winterset, 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: 9/26/2024

[Signature of Brian Goodwin]
Brian Goodwin, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 26th, 2024 by Brian Goodwin.



[Signature of Notary Public]
Signature of Notary Public