



Document 2024 2390

Book 2024 Page 2390 Type 03 001 Pages 3  
Date 10/01/2024 Time 12:48:42PM  
Rec Amt \$17.00 Aud Amt \$5.00  
Rev Transfer Tax \$239.20  
Rev Stamp# 339 DOV# 334  
BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

\$150,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Tel: 5154623731

**Taxpayer Information:** Janel Bray, 124 E Filmore, Winterset, IA 50273

<sup>1</sup>/<sub>2</sub> **Return Document To:** Janel Bray, 124 E Filmore, Winterset, IA 50273

**Grantors:** Jessica Marie Helm f/k/a Jessica Marie Scheffers and Timothy Helm

**Grantees:** Janel Bray

**Legal Description:** See Page 2

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

*wjm 154517mjm*



## WARRANTY DEED

For the consideration of One Hundred Fifty Thousand Dollar(s) and other valuable consideration, Jessica Marie Helm f/k/a Jessica Marie Scheffers and Timothy Helm, wife and husband, do hereby Convey to Janel Bray the following described real estate in Madison County, Iowa:

**The East Fifty-four (54) feet of Lot One (1), in Block Two (2), of Center Addition to 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: September 25, 2024.

Jessica Marie Helm f/k/a Jessica Marie Scheffers, Grantor

Timothy Helm, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on September 25, 2024 by  
Jessica Marie Helm f/k/a Jessica Marie Scheffers.



Kim Leonard  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on September 25, 2024 by  
Timothy Helm.



Kim Leonard  
Signature of Notary Public