

\$85,000.00

BK: 2024 PG: 2442
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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$135.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (6009SUM)
Return To: Lucas Christensen and Nicolas Bandy, 424 North 1st Avenue, Winterset, IA 50273
Taxpayer Information: Lucas Christensen and Nicolas Bandy, 424 North 1st Avenue, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Debra Diane Field, a single person**, Convey(s) to **Lucas Christensen and Nicolas Bandy, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The North Half (1/2) of Lot One (1), and the East One (1) Foot of the North Half (1/2) of Lot Two (2) in Block Ten (10) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa.

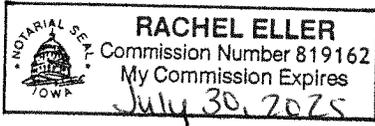
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Subject to all covenants, restrictions and easements of record.

The grantor(s) hereby covenants with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead, and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above.

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: 10/3/24

Debra Diane 10/3/24
Debra Diane Field

STATE OF Iowa, COUNTY OF Madison) ss:

This record was acknowledged before me on October 3, 2024 by **Debra Diane Field, a single person.**

Rachel Eller
Notary Public in and for said State