

\$195,000.00

BK: 2024 PG: 2525
Recorded: 10/16/2024 at 12:32:40.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$311.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Kirk Harrison and Joy Harrison, 915 E. South Street, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED - JOINT TENANCY

For the consideration of ----One Hundred Ninety-Five Thousand Dollar(s)---- and other valuable consideration, Glen E. Grandfield, a Single Person, does hereby Convey to Kirk Harrison and Joy Harrison, 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 77 feet of the East 152.46 feet and the East 33 feet of the West 132 feet of the South Half (½) of Out Lot Five (5) of Laughridge & Cassidy's Addition to Winterset, Madison County, Iowa; EXCEPT the North 8.25 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.

Grantor does hereby Covenant with Grantees, and successors in interest, that Grantor holds 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 Grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

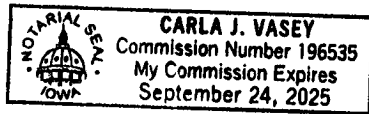
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 8, 2024.

Bryan Keith Grandfield
Bryan Keith Grandfield as Power of Attorney of
Glen E. Grandfield under Durable General
Power of Attorney dated January 25, 2024

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on October 8, 2024, by Bryan Keith Grandfield as Power of Attorney of Glen E. Grandfield under Durable General Power of Attorney dated January 25, 2024.



Carla J. Vasey
Signature of Notary Public