

\$305,000.00

BK: 2024 PG: 2779
Recorded: 11/15/2024 at 12:02:59.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$487.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: David C. Pulliam, 4201 Westown Pkwy, Ste 250, West Des Moines, IA 50266 (515) 283-1801 (519PR)
Return To: Erick Swanson and Kristi Swanson, 610 W Stone Street, Winterset, IA 50273
Taxpayer Information: Erick Swanson and Kristi Swanson, 610 W Stone Street, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Michelle A. Henderson f/k/a Michelle A. Hargin, a single person**, does hereby Convey to **Erick Swanson and Kristi Swanson, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate:

Lot Two B (2B) of North Stone Village, Plat No. 6, City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 2017, Page 3973 on December 19, 2017, in the Office of the Recorder of Madison County, Iowa.

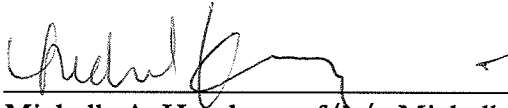
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

Subject to all covenants, restrictions and easements of record.

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.

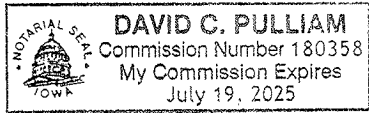
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

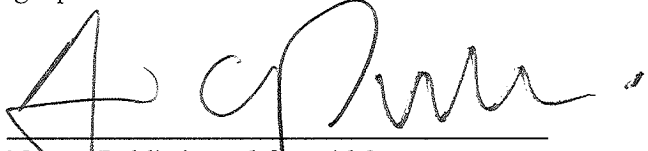
Dated: 11-14-24


Michelle A. Henderson f/k/a Michelle A. Hargin

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me on Nov 14, 2024, by Michelle A. Henderson f/k/a Michelle A. Hargin, a single person.




Notary Public in and for said State