

BK: 2024 PG: 2796  
Recorded: 11/18/2024 at 10:26:02.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$103.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067  
**Taxpayer:** Ryan M. Van Laar, 1222 W. Washington Street, Winterset, IA 50273  
Drew M. Van Laar, 2726 Quail Ridge Lane, 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

For the consideration of ----Sixty-Five Thousand Dollar(s)---- and other valuable consideration, Tyson Daniel Van Laar, a Single Person, does hereby Convey to Ryan M. Van Laar, a Single Person; and, Drew M. Van Laar, a Single Person, the following described real estate in Madison County, Iowa:

**Lot Four (4) in Block Thirteen (13) of Laughridge & Cassidy's 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.**

Grantor does hereby Covenant with Grantees, and successor(s) 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.

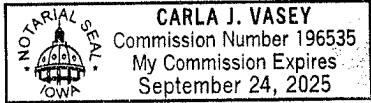
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Dated: November 12, 2024.

  
\_\_\_\_\_  
Tyson Daniel Van Laar

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on <sup>on November 12,</sup> ~~November 12,~~ 2024, by Tyson Daniel Van Laar.



  
\_\_\_\_\_  
Signature of Notary Public