



Document 2024 2884

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Date 11/27/2024 Time 11:57:45AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$183.20
Rev Stamp# 411 DOV# 403
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$115,000

This instrument prepared by:
DANIELLE GUISSINGER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

EW Return document to and mail tax statements to:
MARTIN BORNTRERGER, 516 W SUMMIT ST, WINTERSET, IA 50273

$\frac{1}{2}$

WARRANTY DEED

Legal: The West Half (1/2) of Lot Seven (7) of the Sub-Division of the Northeast ~~Part~~ of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, EXCEPT that part conveyed or used for public roads or highways.



Address: **516 W Summit St, Winterset, IA 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James Dalrymple, III, a single person**, hereby conveys the above-described real estate to **Martin Borntrreger**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.

STATE OF Iowa)

) SS:

COUNTY OF Rock)

On this day of 11/25/2024 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared James
Dalrymple, III, a single person, to me known to
be the identical person(s) named in and who
executed the foregoing instrument and
acknowledged that the person executed the
same as that person's voluntary act and deed.

Shane Michael Gueley
Notary Public in and for said State

Dated: 11/25/2024, 2024

James Dalrymple, III
James Dalrymple, III

