

**\$86,000.00**

BK: 2024 PG: 2941  
Recorded: 12/6/2024 at 9:18:25.0 AM  
Pages 3  
County Recording Fee: \$22.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$25.00  
Revenue Tax: \$136.80  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Carla L. Culp n/k/a Carla L. Miller and Cheyanne R. Kidd n/k/a Cheyanne R. Jurgensen, 1502 Erie Drive, Harlan, IA 50076

**Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

**Grantors:** Elliott A. Bade and Bonnie J. Bade

**Grantees:** Carla L. Culp n/k/a Carla L. Miller and Cheyanne R. Kidd n/k/a Cheyanne R. Jurgensen

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED

For the consideration of Eighty-Six Thousand Dollar(s) and other valuable consideration, Elliott A. Bade and Bonnie J. Bade, husband and wife, do hereby Convey to Carla L. Culp n/k/a Carla L. Miller and Cheyanne R. Kidd n/k/a Cheyanne R. Jurgensen, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) in Block Three (3) in North Addition to Winterset, Madison County, Iowa,

This deed is in fulfilment of Real Estate Contract dated March 30, 2007, and recorded April 4, 2007, in Book 2007, Page 1362 of the Recorder's Office 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.

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.

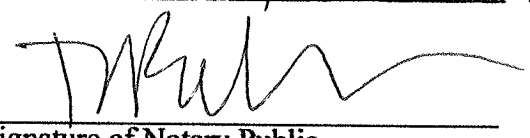
Dated: 12-31

Elliott A. Bade  
Elliott A. Bade, Grantor

Bonnie J. Bade  
Bonnie J. Bade, Grantor

STATE OF Oklahoma COUNTY OF Pottawatomie

This record was acknowledged before me on 12-3-24 by  
Elliott A. Bade and Bonnie J. Bade.



Signature of Notary Public

