

**\$357,500.00**

BK: 2024 PG: 3015  
Recorded: 12/13/2024 at 11:09:38.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$571.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Benjamin D Bruner  
801 Grand Avenue, Suite 3700  
Des Moines, IA 50309  
Telephone: 515-246-4510

**Taxpayer Information:** Michael A. Stanton  
101 Williamson  
Bevington, IA 50033

**Return Document To:** Michael A. Stanton  
101 Williamson  
Bevington, IA 50033

**Grantors:** Alice F. Bussanmas

**Grantees:** Michael A. Stanton

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

**WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other valuable consideration, Alice F. Bussanmas, a single person, does hereby convey to Michael A. Stanton the following described real estate in Madison County, Iowa:

Lots One (1) through Eight (8), inclusive, of Block Twelve (12) of the Original Town of Bevington, Madison County, Iowa, INCLUDING all that part of the alley located therein; EXCEPT all that part thereof conveyed for road purposes and for use as a public highway as shown in Warranty Deed filed in Deed Record 20, Page 285 on January 27, 1926 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.

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

Dated: 12-12-24

*Bret Bussanmas*  
Alice F. Bussanmas,  
by Bret Bussanmas as Attorney-in-Fact

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on December 12<sup>th</sup>, 2024,  
by Bret Bussanmas, as Attorney-in-Fact for Alice F. Bussanmas.

*Nicholas Bussanmas*

Signature of Notary Public

