



Document 2024 3022

Book 2024 Page 3022 Type 03 001 Pages 3

Date 12/13/2024 Time 3:39:23PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20
Rev Stamp# 426 DOV# 422

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$35,000⁰⁰

WARRANTY DEED
(Several Grantors)
Recorder's Cover Sheet

Preparer Information: Kyle Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273,
Tel: 5154623731

¹/₂ **Taxpayer Information:** David and Becky Noble, 1020 W Jefferson, Winterset, IA 50273

Return Document To: David Noble, 1020 W Jefferson, Winterset, IA 50273

Grantors: Kristin L. Hermann and Michael Owen Winjum

Grantees: David Noble and Becky Noble

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of Thirty-five thousand Dollars (\$35,000.00) and other valuable consideration, Kristin L. Hermann and Michael Owen Winjum, tenants in common, do hereby Convey to David Noble and Becky Noble, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A tract of land located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, containing 1.819 acres, as shown in Plat of Survey filed in Book 2, Page 104 on November 7, 1990, in the Office of the Recorder of Madison County, Iowa, EXCEPT a tract of land located therein, and more particularly described as follows, to wit: Commencing at the Southeast Corner of the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-six (36), running thence West 823.5 feet, thence North 386 feet to the Southwest corner of Lot Eleven (11) of Second West Court Addition to the City of Winterset and the Point of Beginning, running thence West 120 feet to the Southeast corner of Lot One (1) of Corkrean Addition to the City of Winterset, running thence North 30 feet, running thence East 120 feet to a point on the West line of said Lot Eleven (11) of Second West Court Addition to the City of Winterset, running thence South 30 feet to the point of beginning.



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: 12-11-2024.

Kristin L. Hermann
Kristin L. Hermann, Grantor

Richard J. Hermann
Richard J. Hermann, Grantor

Michael Owen Winjum
Michael Owen Winjum, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on December 11, 2024
by Kristin L. Hermann.

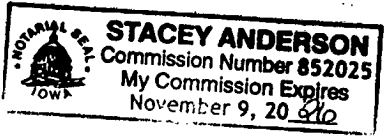
Stacey Anderson
Signature of Notary Public



STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on December 11, 2024
by Richard J. Hermann.

Stacey Anderson
Signature of Notary Public



STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on December 11, 2024
by Michael Owen Winjum.

Stacey Anderson
Signature of Notary Public

