

\$227500.00

BK: 2024 PG: 509
Recorded: 3/11/2024 at 9:22:19.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$363.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2872RTE)
Return To: Harold G. Hathaway, 622 W Fremont St., Winterset, IA 50273
Taxpayer Information: Harold G. Hathaway, 622 W Fremont St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **F&G Investments, LLC**, a Limited Liability Company organized and existing under the laws of the State of Iowa does hereby Convey to **Harold G. Hathaway, a single person**, following described real estate:

The East 63 ½ feet of the West 127 ½ feet of Lot Three (3) and the East 24 feet of Lot Ten (10) of Burger's Four Acre Lot in the Town of Winterset, Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

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.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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.

