



Document 2024 514

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Date 3/11/2024 Time 12:34:57PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$359.20

Rev Stamp# 63 DOV# 66

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$225,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

FB 47186

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

**Taxpayer Information:** Hunter Decker, 1910 Dogwood Lane, Winterset, IA 50273

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**Return Document To:** Hunter Decker, 1910 Dogwood Lane, Winterset, IA 50273

**Grantors:** Ross Rethmeier and Emily Rethmeier

**Grantees:** Hunter Decker

**Legal Description:** See Page 2

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



**WARRANTY DEED**

For the consideration of Two Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Ross Rethmeier and Emily Rethmeier, Husband and Wife, do hereby Convey to Hunter Decker, the following described real estate in Madison County, Iowa:

Lot 12B of Arbor Park, Plat Three (3), an Addition to the City of Winterset, 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: 03/06/2024

*Ross Rethmeier*

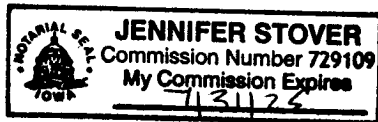
Ross Rethmeier, Grantor

*Emily Rethmeier*

Emily Rethmeier, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 3/6/24 by Ross Rethmeier and Emily Rethmeier.



*Jennifer Stover*  
Signature of Notary Public