

BK: 2024 PG: 518
Recorded: 3/11/2024 at 3:09:16.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$94.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED

Prepared by: Nicholas Roth, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209, Urbandale, IA 50322;
Phone: (515) 222-1700
Send Tax Statements and return document to: Benjamin K. Spencer and Tiffany M. Spencer, 403
East Court Avenue, Winterset, IA 50273
Grantor/Affiant: Debra Diane Field
Grantee: Benjamin K. Spencer and Tiffany M. Spencer

For the consideration of One Dollar(s) and other valuable consideration, Debra Diane Field, a single person, do(es) hereby Convey to Benjamin K. Spencer and Tiffany M. Spencer, a married couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate:

Lot Five (5) in Block Two (2) of WILLIAM GOE'S ADDITION to the Town of Winterset in 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.

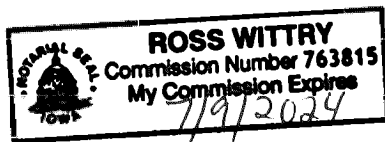
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

[Signatures and Acknowledgement on Page 2]

Debra Diane Field 3/11/24
Debra Diane Field (DATE)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me this 11 day of March, 2024, by Debra Diane Field.



Ross Wittry
Signature of Notary Public