



Document 2024 538

Book 2024 Page 538 Type 03 001 Pages 2

Date 3/13/2024 Time 12:24:06PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 68 DOV# 71

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$120,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

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

^L/₂ **Taxpayer Information:** Todd M. Duff, 310 W South St., Winterset, IA 50273

Return Document To: Todd M. Duff, 310 W South St., Winterset, IA 50273

Grantors: Robert C. Duff and Linda K. Duff

Grantees: Todd M. Duff

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Twenty Thousand Dollar(s) and other valuable consideration, Robert C. Duff and Linda K. Duff, husband and wife, do hereby Convey to Todd M. Duff, a single individual, the following described real estate in Madison County, Iowa:

Parcel "B" located in Out Lot Seven (7) of South Addition of Out Lots to the City of Winterset, Madison County, Iowa, containing 0.233 acres, as shown in Plat of Survey filed in Book 2022, Page 1612 on May 31, 2022, 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.

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.

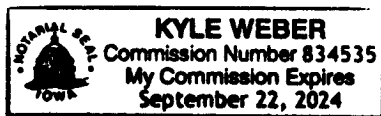
Dated: March 8, 2024

Robert C. Duff
Robert C. Duff, Grantor

Linda K. Duff
Linda K. Duff, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on March 8, 2024 by Robert C. Duff and Linda K. Duff.



[Signature]
Signature of Notary Public