



Document 2024 647

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Date 3/26/2024 Time 11:09:51AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$335.20

Rev Stamp# 80 DOV# 82

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$210,000.00

This instrument prepared by:

SARAH BAUMGARTNER, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

Return document to and mail tax statements to:

KYLE BUSHONG, 506 FILMORE E, WINTERSET, IA 50273

Wtm 147391 msk

WARRANTY DEED

02400374

Legal: Parcel "A" in Lot One (1) of DEPOT ADDITION to the Town of Winterset, Madison County, Iowa, containing 17,326 square feet, as shown in Plat of Survey filed in Book 2, Page 225 on September 23, 1994, in the Office of the Recorder of Madison County, Iowa, except the South 5 feet.

Address: **506 Filmore E, Winterset, IA 50273**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Willie Jo Martin also known as Willie J. Martin, a single person**, hereby conveys the above-described real estate to **Kyle Bushong, a single person**.

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

STATE OF TX)
COUNTY OF Dallas) SS:

On this day of 03-21-24 (date), before me the undersigned, a Notary Public in and for said State, personally appeared Willie Jo Martin also known as Willie J. Martin, a single person, to me known to be the identical person(s) named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Jeri Hudnut
Notary Public in and for said State

Dated: March 21st, 2024

Willie Jo Martin
Willie Jo Martin also known as Willie J. Martin
Willie J. Martin

