



Document 2024 732

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Date 4/08/2024 Time 1:29:43PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$314.40

Rev Stamp# 93 DOV# 96

INDX
ANNO
SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$196,900

Preparer: Kasey Johnson, 1401 50th Street, Suite 105, West Des Moines, IA 50266 |(515) 224-8885 |240401M - AR

Return To: Taylor A. Benge and Sean I. Ward - 616 E Court Ave., Winterset, IA 50273-1421

Taxpayer: Taylor A. Benge and Sean I. Ward - 616 E Court Ave., Winterset, IA 50273-1421

62047708

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WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, **Jerry Young and John Stansell, a married couple**, do hereby Convey to **Taylor A. Benge, a single person, and Sean I. Ward, a single person**, as joint tenants with full rights of survivorship, the following described real estate in Madison County, Iowa:

Lot One (1) and the East Half (1/2) of Lot Two (2) in Block Four (4) of Laughridge & Cassiday's Addition to the Original Town Plat of Winterset, Madison County, Iowa.



Locally known as: 616 E Court Ave., Winterset, IA 50273-1421.

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.

Date: 4-1-2024

Jerry Young
Jerry Young, Grantor

John Stansell
John Stansell, Grantor 4/1/24

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on April 1, 2024, by Jerry Young and John Stansell, a married couple.

Betsy Haas-Reineck
Signature of Notary Public

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 27, 2025