



Document 2024 846

Book 2024 Page 846 Type 03 001 Pages 3

Date 4/23/2024 Time 12:34:15PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$347.20

Rev Stamp# 108 DOV# 112

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$217,500<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Kyle Weber, 101 1/2 W Jefferson, Winterset, IA 50273, Phone:  
5154623731

**Taxpayer Information:** George Eaton and JoEllen Eaton, 312 S 10th Ave, Winterset, IA 50273

**Return Document To:** George Eaton, 312 S 10th Ave, Winterset, IA 50273

**Grantors:** Lawrence P. Van Werden and Dorothy G. Van Werden

**Grantees:** George Eaton and JoEllen Eaton

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of Two Hundred Seventeen Thousand Five Hundred Dollar(s) and other valuable consideration, Lawrence P. Van Werden and Dorothy G. Van Werden, husband and wife, do hereby Convey to George Eaton and JoEllen Eaton, as a married couple as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

**Lot Six (6) of West End Townhomes Addition, 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.

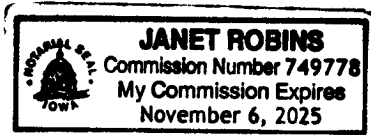
Dated: April 17, 2024.

Lawrence P. Van Werden  
Lawrence P. Van Werden, Grantor

Dorothy G. Van Werden  
Dorothy G. Van Werden, Grantor

CLARICE  
STATE OF IOWA, COUNTY OF ~~MADISON~~

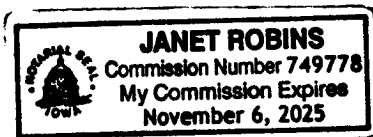
This record was acknowledged before me on April 17, 2024 by  
Lawrence P. Van Werden.



Janet Robins  
Signature of Notary Public

CLARICE  
STATE OF IOWA, COUNTY OF ~~MADISON~~

This record was acknowledged before me on April 17, 2024 by  
Dorothy G. Van Werden.



Janet Robins  
Signature of Notary Public