

\$230,000.00

BK: 2024 PG: 958
Recorded: 5/3/2024 at 10:48:10.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$367.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Danielle Guisinger, 1055 Jordan Creek Plwy Ste 218, West Des Moines, IA 50266 5158649370

Return To: Benjamin Flurey, 724 W Buchanan St., Winterset, IA 50273

Taxpayer Information: Benjamin Flurey, 724 W Buchanan St, Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Dreamstyle Homes, L.L.C., a Limited Liability Company** organized and existing under the laws of the State of Iowa does hereby Convey to **Benjamin Flurey, a married person**, the following described real estate:

Lots Three (3) and Four (4) in Block Four (4) of A. B. Shriver's Addition to the Town of Winterset, Madison County, Iowa

Subject to all covenants, restrictions and easements of record.

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

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

