

BK: 2025 PG: 1173

Recorded: 5/14/2025 at 11:43:56.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$288.80

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Return To: Jane E. Rosien, P.O. Box 67, Winterset, IA 50273-0067
Taxpayer: Raymond Grimm, 712 N 2nd Avenue, Winterset, IA 50273
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912



WARRANTY DEED

For the consideration of —One Hundred Eighty One Thousand Dollar(s)---- and other valuable consideration, Raymond Calkins and Jennifer Calkins, a Married Couple, do hereby Convey to Raymond Grimm, a Married Person, the following described real estate in Madison County, Iowa:

The North Half (½) of Lots Seven (7) and Eight (8) in Block Eighteen (18) of Pitzer & Knight's Addition to the Town 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 Grantee, 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. The undersigned hereby relinquish 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.

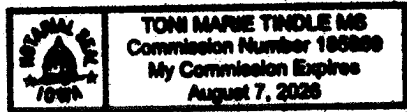
Dated: May 9, 2025.

Raymond Calkins
Raymond Calkins

Jennifer Calkins
Jennifer Calkins

STATE OF IOWA, COUNTY OF MADISON

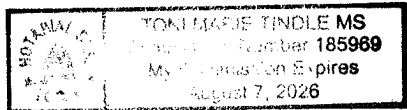
This record was acknowledged before me on May 9, 2025, by Raymond Calkins.



Toni Marie Tindle
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 9, 2025, by Jennifer Calkins.



Toni Marie Tindle
Signature of Notary Public

