



Document 2025 1192

Book 2025 Page 1192 Type 03 001 Pages 3

Date 5/15/2025 Time 1:19:20PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$303.20

Rev Stamp# 165 DOV# 163

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$190,000.00

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (9385RSS)

Return To: Courtney Mckay, 209 W Filmore St., WINTERSET, IA 50273

Taxpayer Information: Courtney Mckay, 209 W Filmore St., WINTERSET, IA 50273

CB161964

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WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Hannah Arlene Wood, a single person, and Leonard Clyde Hudson, III, a single person**, do hereby Convey to **Courtney Mckay and James Mckay**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Seven (7) in Block Six (6) of Pitzer & Knight'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.

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.

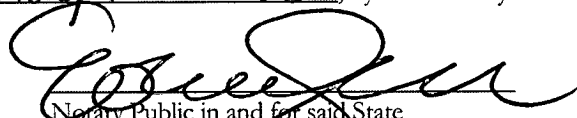
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

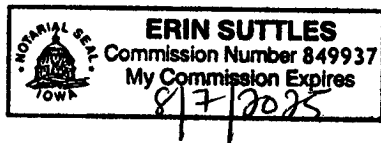
Dated: 05/13/2025


Leonard Clyde Hudson, III

STATE OF IA)
COUNTY OF POLK) ss:
)

This record was acknowledged before me on May 13th 2025, by Leonard Clyde Hudson, III, a single person.


Notary Public in and for said State



Dated: 5/13/2025

Hannah Wood
Hannah Arlene Wood

STATE OF IA)
COUNTY OF POIK) ss:

This record was acknowledged before me on May 13th 2025, by Hannah Arlene Wood, a single person.

Erin Suttles
Notary Public in and for said State

