



Document 2025 1231

Book 2025 Page 1231 Type 03 001 Pages 2  
Date 5/20/2025 Time 1:05:46PM  
Rec Amt \$12.00 Aud Amt \$5.00 INDX  
Rev Transfer Tax \$199.20 ANNO  
Rev Stamp# 170 DOV# 168 SCAN  
BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$125,000.00

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

**Taxpayer Information:** Blaine Lowden, 2530 190th Trail, Winterset, IA 50273

**Return Document To:** Blaine Lowden, 2530 190th Trail, Winterset, IA 50273

**Grantors:** Peggy Eichner

**Grantees:** Blaine Lowden

**Legal Description:** See Page 2

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



## WARRANTY DEED

For the consideration of One Hundred Twenty-Five Thousand Dollar(s) and other valuable consideration, Peggy Eichner, single, does hereby Convey to Blaine Lowden, the following described real estate in Madison County, Iowa:

**Lot Four (4) in Block Twenty-two (22) of West 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 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.

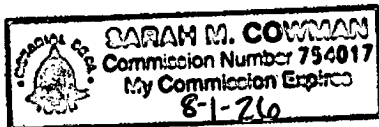
Dated: 5/19/25

Diane Koch POA

Diane Koch as POA for Peggy Eichner,  
Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5-19-25 by  
Diane Koch as POA for Peggy Eichner.



Sarah M. Cowman

Signature of Notary Public