



Document 2025 1619

Book 2025 Page 1619 Type 03 001 Pages 2
Date 6/25/2025 Time 11:03:13AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$111.20
Rev Stamp# 227 DOV# 221
BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$70,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

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

1
2 Taxpayer Information: Michael G. Bell and Myleen C. Bell, 2305 151st Ct, Winterset, IA
50273

Return Document To: Michael G. Bell, 2305 151st Ct, Winterset, IA 50273

Grantors: Carol Parker

Grantees: Michael G. Bell and Myleen C. Bell

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Carol Parker, a single individual, does hereby Convey to Michael G. Bell and Myleen C. Bell, 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:


The West 60.63 Feet of Lot Fourteen (14), Block One (1), Plat No. 1, Watts & Corkrean 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.

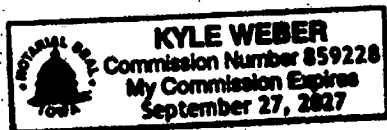
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

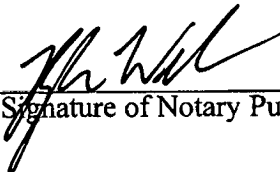
Dated: 06/24/25


Carol Parker, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 24, 2025 by Carol Parker.





Signature of Notary Public