

BK: 2025 PG: 1636  
Recorded: 6/27/2025 at 8:12:33.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$343.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

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**Preparer:** Tyler M. Phelan, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2371BHGREG)  
**Return To:** Burnett Realty, LC, 4001 Westown Parkway, West Des Moines, IA 50266  
**Taxpayer Information:** Burnett Realty, LC, 4001 Westown Parkway, West Des Moines, IA 50266

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## **WARRANTY DEED**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Sandra O'Braza, a single person**, does hereby convey to **Burnett Realty, LC**, the following described real estate in **Madison County, Iowa**:

**The East Forty (40) Feet of Lot Six (6) and the West Twenty (20) Feet of Lot Seven (7), ALL in Block Twenty-one (21) of the Original 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.

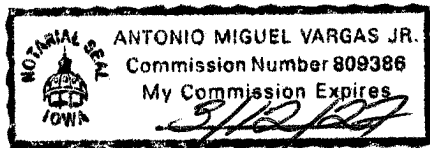
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 19, 2025

Sandra O'Braza  
Sandra O'Braza

STATE OF Iowa )  
COUNTY OF Warren ) ss:

This record was acknowledged before me this 19<sup>th</sup> day of June,  
2025, by **Sandra O'Braza, a single person.**



[Signature]  
Notary Public in and for said State