

BK: 2025 PG: 1806
Recorded: 7/16/2025 at 8:08:05.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$359.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Grace Elaine Grob, 705 W Benton St., Winterset, IA 50273

Return Document To: Grace Elaine Grob, 705 W Benton St., Winterset, IA 50273

Grantors: Michaelle Gallagher

Grantees: Grace Elaine Grob

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, Michaelle Gallagher, a single individual, does hereby Convey to Grace Elaine Grob, the following described real estate in, Madison County, Iowa:

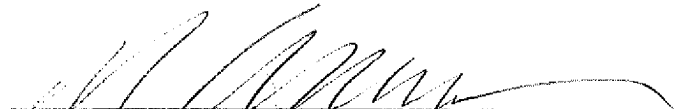
A part of Lot Thirteen (13) of Clark's Irregular Survey, in the City of Winterset, Madison County, Iowa, as shown in Plat of Survey filed in Book 1, Page 235 on November 12, 1976 in the Office of the Recorder of Madison County, Iowa.

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: July 14th, 2025


Michaelle Gallagher, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 14th, 2025 by Michaelle Gallagher.




Signature of Notary Public