



Document 2025 1867

Book 2025 Page 1867 Type 03 001 Pages 2
 Date 7/21/2025 Time 1:57:10PM
 Rec Amt \$12.00 Aud Amt \$5.00
 Rev Transfer Tax \$431.20
 Rev Stamp# 262 DOV# 256

INDX
 ANNO
 SCAN

BRANDY MACUMBER. COUNTY RECORDER
 MADISON COUNTY IOWA

CHEK

\$ 269,900⁰⁰

✓ **Return To:** David Arthur Sargent, 1310 W Jefferson St., Winterset, IA 50273

Taxpayer: David Arthur Sargent, 1310 W Jefferson St., Winterset, IA 50273

JU 164092

Preparer: David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309, Tel: 515-288-2500



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Tyler Branz and Nichole Branz, husband and wife, do hereby Convey to David Arthur Sargent, a married man, the following described real estate in MADISON County, Iowa:

Lot Seven (7) of Corkrean Addition to the City of Winterset, Madison County, Iowa.

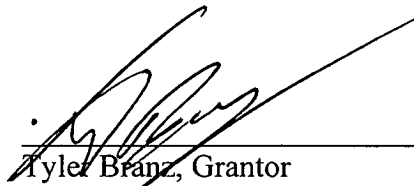


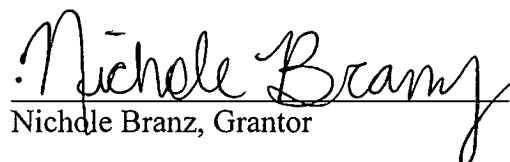
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

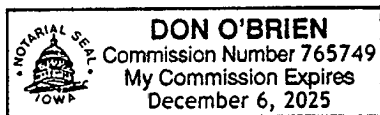
Dated: July 16th, 2025.



Tyler Branz, Grantor


Nichole Branz, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 16th, 2025 by
Tyler Branz and Nichole Branz, husband and wife.




Signature of Notary Public