



Document 2025 2789

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Date 10/17/2025 Time 12:43:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$429.60

Rev Stamp# 379 DOV# 382

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$269,000⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

& Return to: David Downs and Patricia Downs, 822 North 3rd Avenue, Winterset, IA 50273

$\frac{2}{2}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Glenn S. Rowe and Beverly S. Rowe, a married couple** (the "Grantors"), do hereby convey to **David Downs and Patricia Downs, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot "B", a parcel of land in Lot One (1) and a portion of Lot Two (2) of Circle Heights Plat No. Three (3), Phase Two (2), City of Winterset, Madison County, Iowa, as shown in the Circle Heights Townhouse Association Declaration dated July 12, 2005, and filed on July 14, 2005, in Book 2005, Page 3277 of the Office of the Recorder of Madison County, Iowa, and an undivided interest in the common areas and facilities as provided in said Declaration.

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.

Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 16 day of October, 2025.

Glenn S. Rowe

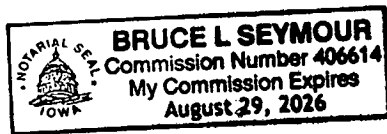
Glenn S. Rowe (Grantor)

Beverly S. Rowe

Beverly S. Rowe (Grantor)

STATE OF Iowa, COUNTY OF Madison

This record was acknowledged before me on October 16, 2025, by Glenn S. Rowe and Beverly S. Rowe.



Bruce L. Seymour
Notary Public