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Date 1/31/2025 Time 12:43:38PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$263.20

Rev Stamp# 45 DOV# 51

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$165,000⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Eric Broekemeier and Justine Broekemeier, 217 N 7th St., Winterset, IA 50273

3 **Return Document To:** Eric Broekemeier, 217 N 7th St., Winterset, IA 50273

Grantors: Elyse M. Turner

Grantees: Eric Broekemeier and Justine Broekemeier

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Wfm 158013 MDM



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Elyse M. Turner, a single individual, does hereby Convey to Eric Broekemeier and Justine Broekemeier, 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 South Half (1/2) of Lots Three (3) and Four (4) in Block Nine (9) of Laughridge & Cassiday's Addition to the Town 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: 1-29-25

Elyse Turner
Elyse M. Turner, Grantor

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on January 29th, 2025
by Elyse M. Turner.



[Signature]
Signature of Notary Public

