



Document 2025 3125

Book 2025 Page 3125 Type 03 001 Pages 2

Date 11/18/2025 Time 1:31:42PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$460.00

Rev Stamp# 418

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$288,000⁰⁰

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel:
515-462-3731

Taxpayer Information: Nicholas Benshoof, 722 W. Mills St., Winterset, IA 50273

Return Document To: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Jodi Lynn Hill

Grantees: Nicholas Benshoof

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

with 169016 m/m



WARRANTY DEED

For the consideration of Two Hundred Eighty-Eight Thousand Dollar(s) and other valuable consideration, Jodi Lynn Hill, a/k/a Jodi L. Hill, a single person, does hereby Convey to Nicholas Benshoof, the following described real estate in Madison County, Iowa:

Lot Seventeen (17) of Northwest Development, Plat One (1), 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.

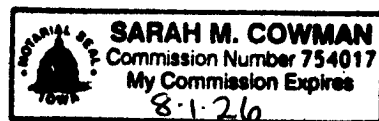
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11.11.25.

Jodi Lynn Hill
Jodi Lynn Hill, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11-11-25 by Jodi Lynn Hill.



Sarah M. Cowman
Signature of Notary Public