

**\$210,000.00**

BK: 2025 PG: 36  
Recorded: 1/6/2025 at 11:25:05.0 AM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$335.20  
BRANDY L. MACUMBER, RECORDER  
Madison County, Iowa

**Return To:** Bryce Cole, 716 E Filmore Street, Winterset, IA 50273  
**Taxpayer:** Bryce Cole, 716 E Filmore Street, Winterset, IA 50273  
**Preparer:** Dawn Van Wyk Takekawa, 1610 SW Main Street, Ste. 207. Ankeny, IA 50023, Tel:  
(515) 964-2000



## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Brian Neuenkirk and Morgan V. Neuenkirk, a married couple, do hereby Convey to **Bryce Cole, a single person**, following described real estate in Boone County, Iowa:

**Lot Two (2) in Block Six (6) of RAILROAD ADDITION to the town of Winterset, in 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: 1-1-2025

Brian Neuenkirk  
Brian Neuenkirk, Grantor

Morgan Neuenkirk  
Morgan V. Neuenkirk, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on January 1st, 2025 by  
Brian Neuenkirk and Morgan V. Neuenkirk.

Tracey L Carr  
Signature of Notary Public



**Tracey L Carr**  
Commission No. 854110  
My Commission Expires  
February 22nd, 2027