

\$243,500.00

BK: 2025 PG: 465
Recorded: 2/24/2025 at 9:48:23.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$388.80
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4607

Mail tax statements and return document to:
Charlotte Morris, 708 4th Ave N, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Robert Joseph Hebron, a single person, and Madison Rae Wilson, a single person**, do hereby convey unto **Charlotte Morris**, the following described real estate:

The East 212 feet of Lot One (1) of Clark's Irregular Survey, City of Winterset, Madison County, Iowa, EXCEPT the South 78 feet thereof.

Order No.: 808-30663/BK

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the 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.

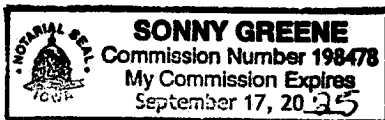
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.



Robert Joseph Hebron

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on Feb. 18 2025 by Robert Joseph Hebron, a single person.

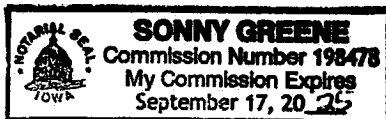


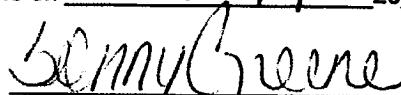

Notary Public in and for said State


Madison Rae Wilson

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on Feb. 19 2025 by Madison Rae Wilson, a single person.




Notary Public in and for said State