



Document 2025 569

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Date 3/10/2025 Time 2:00:58PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$375.20

Rev Stamp# 80

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER


MADISON COUNTY IOWA

CHEK

\$235,000.00

This instrument prepared by:

ANDI DYAR, 7101 VISTA DR, WEST DES MOINES, IA 50266 Phone No.: 5152782226

 Return document to and mail tax statements to:

JACOB BAUR, 908 E BENTON ST, WINTERSET, IA 50273

$\frac{1}{2}$

WARRANTY DEED

Legal: Lot Three (3) in Block One (1) of DANFORTH'S ADDITION to Winterset,
Madison County, Iowa.

Address: 908 E Benton St, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Erik Lux, a single person, hereby conveys the above-described real estate to Jacob Baur.



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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF Iowa)

) SS:

COUNTY OF Polk)

On this day of 02/24/2025 (date),
before me the undersigned, a Notary Public in
and for said State, personally appeared Erik Lux,
a single person, to me known to be the identical
person(s) named in and who executed the
foregoing instrument and acknowledged that the
person executed the same as that person's
voluntary act and deed.

[Signature]
Notary Public in and for said State

Dated: 02/24/2025

[Signature]
Erik Lux

