

\$315,000.00

BK: 2025 PG: 771

Recorded: 4/2/2025 at 9:29:25.0 AM

Pages 2

County Recording Fee: \$17.00

Iowa E-Filing Fee: \$3.00

Combined Fee: \$20.00

Revenue Tax: \$503.20

BRANDY L. MACUMBER, RECORDER

Madison County, Iowa

Preparer: Danielle Guisinger, 5022 Grand Ridge Dr., West Des Moines, IA 50265 5158649370

Return To and Taxpayer Information:

John Frances Hoey, 119 E Buchanan St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Kacey A. Greif and Logan J. Greif, a married couple**, do hereby Convey to **John Frances Hoey and Nichelle Lynne Hoey, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Seven (7) of Block Thirteen (13) of Pitzer & Knight's Addition to the Town of Winterset, Madison County, Iowa, AND the vacated alley lying North of said Lot Seven (7).

Subject to all covenants, restrictions and easements of record.

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.

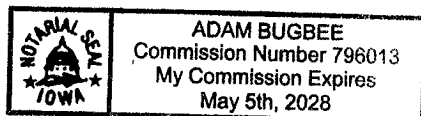
Dated: 3-31-2025

Kacey Greif
Kacey A. Greif

Logan J. Greif
Logan J. Greif

STATE OF IA)
COUNTY OF Dallas) ss:

This record was acknowledged before me on 5/31/25,
by Kacey A. Greif and Logan J. Greif, a married couple.



Adam Bugbee
Notary Public in and for said State