



Document 2025 830

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Date 4/08/2025 Time 1:03:26PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$460.00

Rev Stamp# 118 DOV# 117

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$288,000.00

This instrument prepared by:

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

MFL159954  
P2500669

Return document to and mail tax statements to:

RICHARD ORTIZ AND CLAIRE ORTIZ, 703 WEST COURT AVENUE, WINTERSET, IA 50273

### WARRANTY DEED

Legal: The East Half (½) of Lot Seven (7) and all of Lot Eight (8) in Block Twenty-one (21) of WEST ADDITION to the Town of Winterset, Madison County, Iowa.

Address: 703 West Court Avenue, Winterset, IA 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Matthew G. Aldrich, a single person and Danielle T. Lockhart, a single person**, hereby conveys the above-described real estate to **Richard Ortiz and Claire Ortiz, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**.

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.

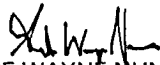
### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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 Florida )  
COUNTY OF Palm Beach ) SS:

On this \_\_\_\_ day of 03/31/2025,  
20\_\_, before me the undersigned, a Notary  
Public in and for said State, personally appeared  
Matthew G. Aldrich, a single person to me known  
to be the identical person named in and who  
executed the foregoing instrument and  
acknowledged that the person executed the  
same as that person's voluntary act and deed.

  
ANDRE WAYNE NUNES  
Notary Public in and for said State

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS:

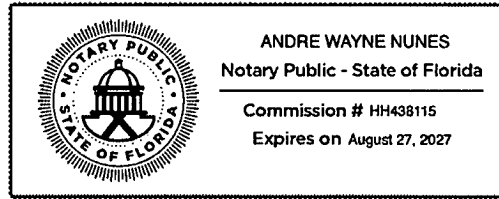
On this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_, before me the undersigned, a Notary  
Public in and for said State, personally appeared  
Danielle T. Lockhart, a single person, to me  
known to be the identical person named in and  
who executed the foregoing instrument and  
acknowledged that the person executed the  
same as that person's voluntary act and deed.

\_\_\_\_\_  
Notary Public in and for said State

Dated: 03/31/2025, 2025

Matthew G. Aldrich

Matthew G. Aldrich



Notarized remotely online using communication technology via Proof.

Dated: \_\_\_\_\_, 2025

\_\_\_\_\_  
Danielle T. Lockhart

STATE OF Nevada )  
COUNTY OF Clark ) SS:

On this 28th day of March,  
2025 before me the undersigned, a Notary  
Public in and for said State, personally appeared  
Matthew G. Aldrich, a single person to me known  
to be the identical person named in and who  
executed the foregoing instrument and  
acknowledged that the person executed the  
same as that person's voluntary act and deed.

\_\_\_\_\_  
Notary Public in and for said State

STATE OF Nevada )  
COUNTY OF Clark ) SS:

On this \_\_\_\_ day of 03/28/2025,  
20\_\_, before me the undersigned, a Notary  
Public in and for said State, personally appeared  
Danielle T. Lockhart, a single person, to me  
known to be the identical person named in and  
who executed the foregoing instrument and  
acknowledged that the person executed the  
same as that person's voluntary act and deed.

*Jin Lee*  
\_\_\_\_\_  
Notary Public in and for said State

Dated: \_\_\_\_\_, 2025

\_\_\_\_\_  
Matthew G. Aldrich

Dated: 03/28/2025, 2025

*Danielle T. Lockhart*  
\_\_\_\_\_  
Danielle T. Lockhart



Jin Lee  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. No. 24-9993-01  
Expires August 9, 2028

Notarized remotely using audio-video communication technology via Proof.