



Document 2026 1268

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Rev Stamp# 141 DOV# 130

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

\$60,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Trevor J. Heimbaugh, 101 1/2 W. Jefferson, Winterset, IA 50273, Tel: 515-462-3731

Taxpayer Information: Garrison Auction Service, LLC, 820 N. 1st Avenue, Winterset, IA 50273

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Return Document To: Garrison Auction Service, LLC, 820 N. 1st Avenue, Winterset, IA 50273

Grantors: Mark Brittain and Christy Brittain

Grantees: Garrison Auction Service, LLC


Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Sixty Thousand Dollar(s) and other valuable consideration, Mark Brittain and Christy Brittain, husband and wife, do hereby Convey to Garrison Auction Service, LLC, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Madison County, Iowa:

The North 38 Feet of Lot Five (5), and the North 38 Feet of the West 44 Feet of Lot Six (6), in Block Three (3) of the Original Town of Winterset, 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.

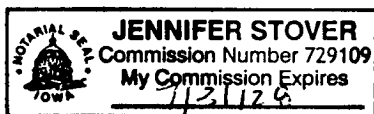
Dated: 5/3/26

Mark Brittain
Mark Brittain, Grantor

Christy Brittain
Christy Brittain, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5/3/26 by Mark Brittain and Christy Brittain.



Jennifer Stover
Signature of Notary Public