

CONSIDERATION \$ 160,000

**BK: 2020 PG: 2913**  
**Recorded: 8/11/2020 at 11:45:24.0 AM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$255.20**  
**LISA SMITH 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)453-4637

Mail tax statements and return document to:  
Jason Pounds and Michele Leigh Pounds, 317 S 7th St, Winterset, IA 50273

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## WARRANTY DEED

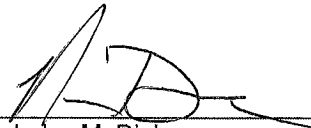
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nicholas M. Diehm and Nicole A. Diehm, a married couple**, do hereby convey unto **Jason Pounds and Michele Leigh Pounds, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

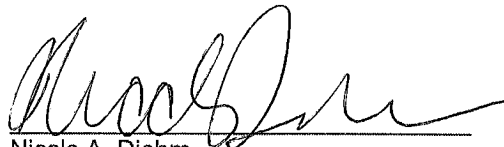
**Lot 5 and the West 41.85 feet of Lot 6 in Block 17 of Loughridge & Cassidy's Addition to the Town of Winterset, Madison County, Iowa.**

**SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantees, 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.

  
\_\_\_\_\_  
Nicholas M. Diehm

  
\_\_\_\_\_  
Nicole A. Diehm

STATE OF IOWA  
COUNTY OF Dallas

)  
) SS:

This instrument was acknowledged before me on August 5 2020 by Nicholas M. Diehm and Nicole A. Diehm, a married couple.

Donald B. Clark II  
Notary Public in and for said State

