

CONSIDERATION \$185,000

BK: 2020 PG: 3034
Recorded: 8/19/2020 at 10:27:02.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$295.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Anna M. Bergman, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801
Return To: Nicholas Diehm and Nicole Diehm, 320 S. 7th Street, Winterset, IA 50273
Taxpayer Information: Nicholas Diehm and Nicole Diehm, 320 S. 7th Street, Winterset, IA 50273

(4620RE)

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **Kevin Waters and Myra R. Waters a/k/a Myla R. Waters, a married couple**, do hereby convey to **Nicholas Diehm and Nicole Diehm, a married couple**, as **Joint Tenants with full rights of survivorship, and not as Tenants in Common**, the following described real estate in **Madison County, Iowa**:


Lots Six (6), Seven (7) and Eight (8) in Block Eighteen (18) in Loughridge and Cassiday's Addition to Winterset, Madison County, Iowa, EXCEPT a tract of land located therein and more particularly described as follows, to-wit: Beginning at the Southeast Corner of Lot Eight (8), Block Eighteen (18) of Laughridge & Cassiday's Addition to the City of Winterset, Madison County, Iowa; thence along the South line of Said Block Eighteen (18), North 89°58'50" West, 197.81 feet to the Southwest Corner of Lot Six (6) in Block Eighteen (18); thence along the West line of said Lot Six (6), Block Eighteen (18), North 00°00'00" West, 45.50 feet; thence South 77°01'40" East, 202.99 feet to the point of beginning. Said parcel of land contains 4,500 Sq. Ft.

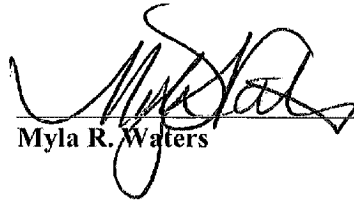
Subject to all covenants, restrictions and easements of record.

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it 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 it covenants to warrant and defend the real estate against the lawful claims of all persons, except as may be above stated.

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.

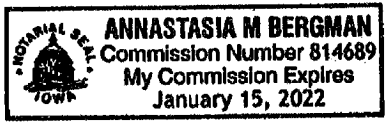
Dated: 8/3/20



Kevin Waters


Myla R. Waters

STATE OF IOWA)
) ss:
COUNTY OF POIK)

This record was acknowledged before me on this 3 day of August, 2020,
by **Kevin Waters and Myra R. Waters a/k/a Myla R. Waters, a married couple**




Notary Public in and for said State