

CONSIDERATION \$247,000

BK: 2020 PG: 3404
Recorded: 9/10/2020 at 11:30:39.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$394.40
LISA SMITH RECORDER
Madison County, Iowa

Return Document To: Timothy J. Nelsen and Jessica A. Nelsen, 220 NE Cherry Ave., Earlham, IA 50072
Preparer Information: Charles P. Augustine, 531 Commercial St., Ste 250, Waterloo, IA 50701, Phone: (319) 232-3304
Address Tax Statement: Timothy J. Nelsen and Jessica A. Nelsen, 220 NE Cherry Ave., Earlham, IA 50072
AB#20-04032

WARRANTY DEED

For the consideration of One and No/100----- Dollar(s) and other valuable consideration, Sandra Martin, a/k/a Sandra K. Martin, a single person, does hereby Convey to Timothy J. Nelsen and Jessica A. Nelsen, married, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lots 7 and 8 in Block 1 of LEDLIE'S ADDITION to the Town of Earlham, Madison County, Iowa.

Subject to easements, restrictions, covenants, ordinances, and limited access provisions of record.

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.

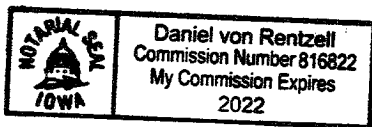
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9-2-2020

Sandra Martin
Sandra Martin, a/k/a Sandra K. Martin

STATE OF IOWA, Madison COUNTY, ss:

This instrument was acknowledged before me on this 02 day of September, 2020,
by Sandra Martin, a/k/a Sandra K. Martin, a single person.



Daniel von Rentzell
, Notary Public in and for said State