
This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 224-8815

Return document to and mail tax statements to:

CATHERYN J. HARGER, 435 Atkinson Street, Truro, Iowa 50257

File #MAC (spo)

WARRANTY DEED

Legal: **Lot 4 in Block 2 of ATKINSON'S FIRST ADDITION to the Town of Truro, Madison County, Iowa**

Address: 435 Atkinson Street, Truro, Iowa 50257

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nicole Hamilton, a single person**, does hereby convey the above-described real estate to **Catheryn J. Harger, a single person**.

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 IOWA)
) SS:
COUNTY OF POLK)

Dated: 8-19-21, 2021

On this 19th day of August, 2021,
before me the undersigned, a Notary Public in and for said
State, personally appeared **Nicole Hamilton, 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.

Nicole Hamilton
Nicole Hamilton

Nicholas Stephenson
Notary Public in and for said State

