
Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (7519ESP)

Return To: Nicole Hamilton, 325 S. Atkinson St., Truro, IA 50257

Taxpayer Information: Nicole Hamilton, 325 S. Atkinson St., Truro, IA 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Shane D. Bregar and Kelli S. Bregar, husband and wife**, do hereby Convey to **Nicole Hamilton, a single person**, in the following described real estate:

**Lot Three (3) in Block One (1) of Atkinson's First Addition
to the Town of Truro, Madison County, Iowa.**

Subject to all covenants, restrictions and easements 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: 8/05/2021

Shane D. Bregar

Shane D. Bregar

Kelli S. Bregar

Kelli S. Bregar

STATE OF Iowa)
) ss:
COUNTY OF Polk)

This record was acknowledged before me on August 5, 2021, by
Shane D. Bregar and Kelli S. Bregar, husband and wife.

Betsy Haas-Reineck
Notary Public in and for said State

BETSY HAAS-REINECK
Notarial Seal - IOWA
Commission No. 165434
My Commission Expires June 17, 2022