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This instrument prepared by:  
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 271-8966  
Return document to and mail tax statements to:  
CHRISTOPHER AND MARESSA SCHERB, 125 NW 2<sup>nd</sup> Street, Earlham, Iowa 50072 File #RESC / EC (spo)

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## **WARRANTY DEED**

Legal: **The West One-third of Lots 5 and 6, in Block 6 of ACADEMY ADDITION to the Town of Earlham, Madison County, Iowa, AND Parcel "A", located in said Lots 5 and 6, containing 246 square feet, as shown in Plat of Survey filed in Book 2010, Page 137 on January 21, 2010, in the Office of the Recorder of Madison County, Iowa.**

Address: 125 NW 2nd Street, Earlham, Iowa 50072

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nicole Sams, formerly known as Nicole R. Nielsen, a single person**, does hereby convey the above-described real estate to **Christopher Scherb and Maressa Scherb, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### **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 )  
COUNTY OF Dallas ) SS:

On this 30<sup>th</sup> day of September, 2021,  
before me the undersigned, a Notary Public in and for said  
State, personally appeared **Nicole Sams, formerly  
known as Nicole R. Nielsen, 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.

Emily Campos  
Notary Public in and for said State

Dated: September 30<sup>th</sup>, 2021

Nicole Sams  
Nicole Sams,  
formerly known as Nicole R. Nielsen

