

CONSIDERATION \$269,550.00

BK: 2021 PG: 4847
Recorded: 11/29/2021 at 10:49:58.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$431.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (0543ROGI)

Return To: Holly Bettazza, 1101 9th Avenue South, Winterset, Iowa 50273

Taxpayer Information: Holly Bettazza, 1101 9th Avenue South, Winterset, Iowa 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Anthony L. McCutchan and Jozette L. McCutchan, a married couple**, do hereby Convey to **Holly Bettazza, a single person**, in the following described real estate:

Lot 8 of NELSON ACRES PLAT 4, an Addition to the City of Winterset, 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: 11.20.21

[Signature]

Anthony L. McCutchan

[Signature]

Jozette L. McCutchan

STATE OF Iowa)
) ss:
COUNTY OF Madison)

This record was acknowledged before me on 11.20.21, by
Anthony L. McCutchan and Jozette L. McCutchan, a married couple.

[Signature]
Notary Public in and for said State

