

BK: 2021 PG: 598
Recorded: 2/12/2021 at 2:05:40.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

**WARRANTY DEED
IN FULFILLMENT OF CONTRACT**

Prepared by: Aaron M. Hubbard, Hubbard Law Firm, P.C., 2900 100th Street, Suite 209,
Urbandale, IA 50322; Phone: (515) 222-1700

Send Tax Statements and return document to: Brody Nelson, 120 E. Prairie Street, Truro, IA
50257

Grantors/Affiants: Randy Eugene Houseman and Heather Ann Houseman

Grantee: Brody Nelson

For the consideration of One Dollar(s) and other valuable consideration, Randy Eugene Houseman and Heather Ann Houseman, husband and wife, in fulfillment of the Real Estate Contract filed October 14, 2019 in Book 2019, Page 3272, do hereby Convey to Brody Nelson, the following described real estate:

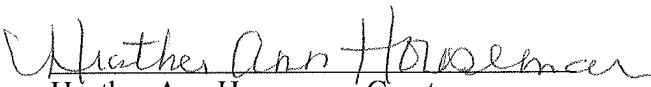
Lot Three (3), except the East two feet thereof, and Lot Four (4) in Block Nine (9)
of the Original Town Plat of Truro (formerly called Ego), Madison County, Iowa.

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.

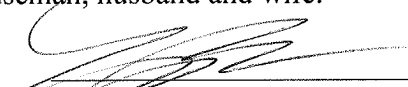
Dated: 1/20/2021


Randy Eugene Houseman, Grantor


Heather Ann Houseman, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on 1-20-2021^{ZB}, by
Randy Eugene Houseman and Heather Ann Houseman, husband and wife.


Signature of Notary Public

RE: Nelson (PCU)

