



Document 2022 1253

Book 2022 Page 1253 Type 03 001 Pages 3

Date 4/29/2022 Time 10:21:00AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$1,548.80

ANNO

Rev Stamp# 149 DOV# 143

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$968,500⁰⁰

Preparer: Colin L Hendricks, 805 Central Ave #700, Ft. Dodge, IA 50501, 515-576-4127

✓ Taxpayer/Return To: John and Anne Nisley, 1843 Earlham Road, Winterset, IA



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Patrick K. Waldron, a single person, does hereby Convey to John Nisley and Anne Nisley, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

SEE EXHIBIT "A" ATTACHED

SUBJECT TO ALL COVENANTS, RESTRICTIONS, EASEMENTS, AND INSTRUMENTS OF RECORD

Grantor does hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that 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. 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: 4-29-22

Patrick K. Waldron
Patrick K. Waldron, Grantor

STATE OF IOWA, COUNTY OF POLK:

This record was acknowledged before me on PATRICK K. WALDRON by
Patrick K. Waldron, a single person.



[Signature]
Signature of Notary Public

EXHIBIT A
Legal Description

Parcel "B", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa containing 23.433 acres, as shown in Plat of Survey filed in Book 2, Page 678 on May 6, 1996 in the Office of the Recorder of Madison County, Iowa.