

BK: 2022 PG: 1447  
Recorded: 5/17/2022 at 2:12:39.0 PM  
Pages 1  
County Recording Fee: \$12.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$15.00  
Revenue Tax: \$327.20  
LISA SMITH RECORDER  
Madison County, Iowa

**Taxpayer/Return To:** Alexsia Rosado and Miko A. Rosado, 224 E. Buchanan Street, Winterset, Iowa 50273

**Preparer:** Aaron H. Ginkens, 2700 Westown Parkway, Suite 170, West Des Moines, Iowa 50266, Phone: (515) 255-8680



**WARRANTY DEED JOINT TENANCY**

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Carly Marie Nicholl n/k/a Carly Marie Parker, a single person, does hereby Convey to Alexsia Rosado, a single person, and Miko A. Rosado, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot One (1) in Block Two (2) of Pitzer & Knight's Addition to the Town of Winterset, 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: May 13, 2022.

*Carly Marie Nicholl n/k/a Carly Marie Parker*  
Carly Marie Nicholl n/k/a Carly Marie Parker  
Grantor

STATE OF IOWA  
COUNTY OF MADISON

This record was acknowledged before me on May 13, 2022, by Carly Marie Nicholl n/k/a Carly Marie Parker, single.

*Tonya L. Core*  
\_\_\_\_\_  
Signature of Notary Public

