



Document 2022 1729

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Date 6/08/2022 Time 10:33:49AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$559.20

Rev Stamp# 209 DOV# 201

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$350,000

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, #250, W. Des Moines, IA 50266 (515) 283-1801 (0913ROGI)

✓ Return To: Nicole Michele Nuzum, 1011 North 14th Avenue, WINTERSET, IA 50273

Taxpayer Information: Nicole Michele Nuzum, 1011 North 14th Avenue, WINTERSET, IA 50273

P2202113

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, Nathan Simon and Jennifer Simon, a married couple, do hereby Convey to Nicole Michele Nuzum, a married person, in the following described real estate:

Lot Two (2), BIRCHWOOD ESTATES PLAT NO. 3, an Addition to the City of Winterset, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

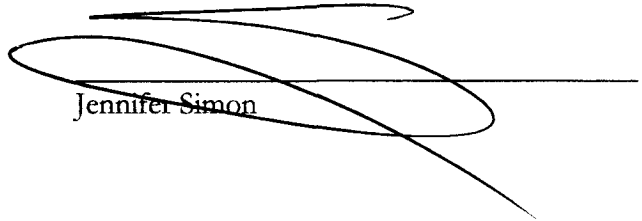
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: 5/30/22



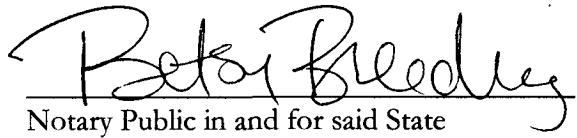
Nathan Simon



Jennifer Simon

STATE OF IOWA)
COUNTY OF MADISON) ss:

This record was acknowledged before me on MAY 30, 2022, by
Nathan Simon and Jennifer Simon, a married couple.



Notary Public in and for said State