



Document 2022 1893

Book 2022 Page 1893 Type 03 001 Pages 2
Date 6/23/2022 Time 12:48:11PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$303.20
Rev Stamp# 231 DOV# 223
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$190,000

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

Tax Statement

Return to: Natalie Needham, 21178 Antrim Dr. Greenleaf, ID 83626

REG-128408

$\frac{1}{3}$

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Nicole M. Nuzum f/k/a Nicole M. Henderson and Trent Nuzum, a married couple** (the "Grantors"), do hereby convey to **Natalie Needham, a married person** (the "Grantee"), the following described real estate:

The North Half ($\frac{1}{2}$) of Lots One (1) and Two (2) in Block Thirteen and One-half ($13\frac{1}{2}$) of Pitzer & Knight's Addition to the City of Winterset, Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors 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 the 20th day of June, 2022.



[Signature]
Nicole M. Nuzum (Grantor)

[Signature]
Trent Nuzum (Grantor)

STATE OF IA, COUNTY OF Madison

This record was acknowledged before me on June 20th, 2022, by Nicole M. Nuzum and Trent Nuzum.

[Signature]
Notary Public