

BK: 2022 PG: 3171
Recorded: 11/2/2022 at 8:50:31.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$263.20
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED

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

Send Tax Statements and return document to: Nathaniel Phillips, 145 E Prairie Street, Truro, IA 50257

Grantor/Affiant: Amanda Jo Jones and Brett Jones

Grantee: Nathaniel Phillips

For the consideration of One Dollar(s) and other valuable consideration, Amanda Jo Jones and Brett Jones, a married couple, do(es) hereby Convey to Nathaniel Phillips, a single person, the following described real estate:

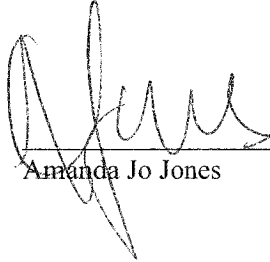
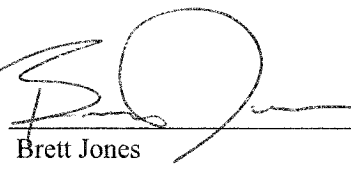
The East 20 feet of Lot Twenty (20) and the West 56 feet of Lot Twenty-one (21) in Block Eight (8) of the Original Town of Truro (formerly called Ego), Madison County, Iowa

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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.

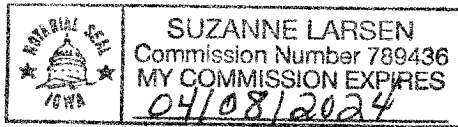
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

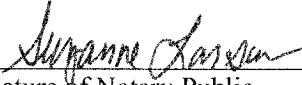
{Signatures and Acknowledgement on Page 2}

 10-24-2022  10-24-2022
Amanda Jo Jones (DATE) Brett Jones (DATE)

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me this 24 day of October, 2022, by Amanda Jo Jones and Brett Jones.




Signature of Notary Public