

BK: 2022 PG: 3214  
Recorded: 11/4/2022 at 1:54:13.0 PM  
Pages 2  
County Recording Fee: \$17.00  
Iowa E-Filing Fee: \$3.00  
Combined Fee: \$20.00  
Revenue Tax: \$68.00  
LISA SMITH RECORDER  
Madison County, Iowa

---

This instrument prepared by:  
SARAH BAUMGARTNER, THE REAL ESTATE SERVICE CENTER, 7101 VISTA DRIVE, WEST DES MOINES IA 50266 Phone # (515) 278-2226  
Return document to and mail tax statements to:  
Michael L. Mack and, Kerri E. Mack, 435 Scenic DR, Truro, IA 50257

---

## WARRANTY DEED

Legal: **Lot Twenty-six (26) of Burhans West Addition, City of Truro, Madison County, Iowa**

Address: 435 Scenic DR, Truro, IA 50257

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nikolai Basov and Christina Basov, a married couple**, hereby conveys the above-described real estate to **Michael L. Mack and Kerri E. Mack, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common.**

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 § 558.69, and therefore this transaction is exempt from the requirement to submit a groundwater hazard statement.

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

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the 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. 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.

STATE OF Iowa )  
COUNTY OF Polk ) SS:

Dated: 11-03-, 2022

On this 3<sup>rd</sup> day of November, 2022, before me the undersigned, a Notary Public in and for said State, personally appeared, **Nikolai Basov and Christina Basov, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

[Signature]

Nikolai Basov

[Signature]

Christina Basov

[Signature]  
Notary Public in and for said State

