

CONSIDERATION \$160,000

BK: 2022 PG: 351
Recorded: 2/3/2022 at 8:28:04.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$255.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Nicholas Henry, 120 West Center Street, Truro IA 50257

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Jacob T. Rissi and Lindsey M. Rissi, a married couple** (the "Grantors"), do hereby convey to **Nicholas Henry, a single person**, (the "Grantee"), the following described real estate:

Lot Three (3) in Block One (1) of HULL'S ADDITION to the Town of Truro,
Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

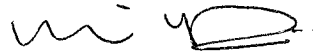
Grantors do hereby covenant with Grantee, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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 1st day of February, 2022.



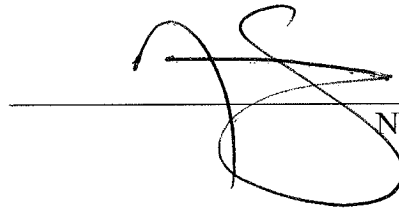
Jacob T. Rissi (Grantor)



Lindsey M. Rissi (Grantor)

STATE OF Wis, COUNTY OF Madison

This record was acknowledged before me on Feb 1, 2022, by Jacob T. Rissi and Lindsey M. Rissi.



Notary Public