

BK: 2022 PG: 3714
Recorded: 12/27/2022 at 8:05:51.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: William E. Bump, 211 SW 7th Street, P.O. Box 366, Stuart, IA 50250,
Phone: 515-523-2843

Taxpayer Information: Nicole A. Rich, 1389 Adair-Madison Avenue, Dexter, IA 50070

Return Document To: William E. Bump, 211 SW 7th Street, P.O. Box 366, Stuart, IA 50250

Grantors: Lee R.H. Carter

Grantees: Nicole A. Rich

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Lee R.H. Carter, a single person, does hereby Convey to Nicole A. Rich, the following described real estate in Madison County, Iowa:


The North Half (N½) of the Northeast Quarter (NE¼) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

Exempt Transaction according to Iowa Code 428A.(11).

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.

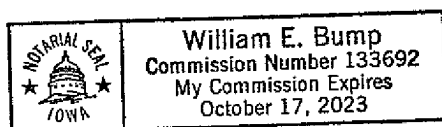
Dated: December 22, 2022.

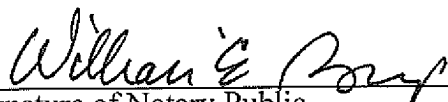


Lee R.H. Carter

STATE OF IOWA, COUNTY OF ADAIR

This record was acknowledged before me on December 22, 2022 by Lee R.H. Carter.





Signature of Notary Public