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Date 2/07/2022 Time 11:59:53AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$343.20

Rev Stamp# 45 DOV# 42

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$ 215,000⁰⁰

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

¹
Taxpayer Information: Diana Wenger, 615 S. 3rd Street, Winterset, IA 50273

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

Grantors: Lance Nicolai and Amanda Nicolai

Grantees: Diana Wenger

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Fifteen Thousand Dollar(s) and other valuable consideration, Lance Nicolai and Amanda Nicolai, husband and wife, do hereby Convey to Diana Wenger, the following described real estate in Madison County, Iowa:

The North Half (N ½) of Lots Five (5) and Six (6) in Block Two (2) of Wilsey’s Addition to the Town of Winterset, Madison County, Iowa; and a strip of real estate 132 feet long from East to West and 16 ½ feet wide from North to South, being real estate bounded by and included within a line commencing at the southeast corner of Lot Three (3) of Block Two (2) of Wilsey’s Addition to the City of Winterset, Iowa, and running thence West 132 feet, thence South 16 ½ feet, thence East 132 feet, thence North 16 ½ feet to the place of beginning, being real estate which was vacated for alley purposes by an ordinance of the City of Winterset, Iowa.



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.

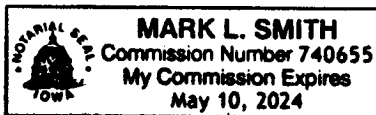
Dated: 2/7/22.

Lance Nicolai
Lance Nicolai, Grantor

Amanda Nicolai
Amanda Nicolai, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/7/22 by Lance Nicolai and Amanda Nicolai.



Mark L. Smith
Signature of Notary Public