



Document 2022 412

Book 2022 Page 412 Type 03 001 Pages 2

Date 2/09/2022 Time 10:32:59AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$423.20

Rev Stamp# 48 DOV# 45

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$265,000

**WARRANTY DEED JOINT TENANCY
Recorder's Cover Sheet**

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

Taxpayer Information: Lance Nicolai and Amanda Nicolai, 602 W. Hutchings Street, Winterset,
IA 50273

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

Grantors: Christopher L. Roberts and Mariah L. Roberts

Grantees: Lance Nicolai and Amanda Nicolai

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Sixty-Five Thousand Dollar(s) and other valuable consideration, Christopher L. Roberts and Mariah L. Roberts, husband and wife, do hereby Convey to Lance Nicolai and Amanda Nicolai, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lots One (1) and Two (2) of Shaw's Addition to the Town of Winterset, Madison County, 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: 2-5-22



Christopher L. Roberts, Grantor

Mariah L. Roberts, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2-5-22 by Christopher L. Roberts and Mariah L. Roberts.

Sarah M. Cowman
Signature of Notary Public