



Document 2023 1551

Book 2023 Page 1551 Type 03 001 Pages 2  
Date 7/07/2023 Time 1:20:15PM  
Rec Amt \$12.00 Aud Amt \$5.00 INDX  
Rev Transfer Tax \$415.20 ANNO  
Rev Stamp# 204 DOV# 205 SCAN  
BRANDY MACUMBER, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$260,000<sup>00</sup>

**WARRANTY DEED JOINT TENANCY**

**Recorder's Cover Sheet**

NAF139940MDK

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

**Taxpayer Information:** Brian W. Zittlau and Kethy Zittlau, 616 N. 1st Avenue, Winterset, IA 50273

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

1/2

**Grantors:** Mark Nitchals and Cynthia Nitchals

**Grantees:** Brian W. Zittlau and Kethy Zittlau


**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED JOINT TENANCY**

For the consideration of Two Hundred Sixty Thousand Dollar(s) and other valuable consideration, Mark Nitchals and Cynthia Nitchals, husband and wife, do hereby Convey to Brian W. Zittlau and Kethy Zittlau, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Commencing at a point 66 feet South of the Northeast corner of Block Fourteen (14) in Pitzer & Knight's Addition to the Original Town of Winterset, Madison County, Iowa, running thence West 132 feet, thence South 66 feet, thence East 132 feet, thence North 66 feet to the place of beginning. 

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

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: 6/30/23.

Mark Nitchals  
Mark Nitchals, Grantor

Cynthia Nitchals  
Cynthia Nitchals, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 6/30/23 by Mark Nitchals and Cynthia Nitchals.



Jennifer Stover  
Signature of Notary Public