

BK: 2023 PG: 1640
Recorded: 7/18/2023 at 10:15:01.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$246.40
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Prepared By: Zorica Ilic Burch, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (2056EF)
Return To: Colton Moeller and Ica Hauge, 509 W. Summit St., Winterset, IA 50273
Taxpayer Information: Colton Moeller and Ica Hauge, 509 W. Summit St., Winterset, IA 50273

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **R & T Investments, LLC a/k/a R and T Investments LLC, an Iowa Limited Liability Company**, does hereby convey to **Colton Moeller and Ica Hauge, a married couple, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in **Madison** County, Iowa:

That part of Lot Four (4) of Wilson’s Four Acre Lot in the City of Winterset, Madison County, Iowa, described as commencing at the Southeast corner of said Lot Four (4) and running thence West 148 feet, thence North 178 feet, thence East 82 feet, thence North 44 feet, thence East 66 feet, thence South 222 feet to the point of beginning.

Subject to all easements, covenants and restrictions of record.

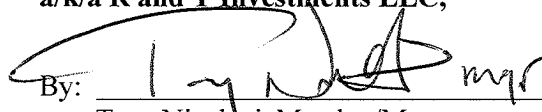
There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

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: 7/14/2023.


R & T Investments, LLC
a/k/a R and T Investments LLC,

By: 
Tony Nicoletti, Member/Manager

STATE OF Iowa)
COUNTY OF Polk) ss:

This record was acknowledged before me this 14th day of July, 2023,
by **Tony Nicoletti** as Member/Manager of **R & T Investments, LLC a/k/a R and T Investments LLC.**




Notary Public in and for said State