

\$110,000.00

BK: 2023 PG: 2544
Recorded: 10/17/2023 at 12:16:33.0 PM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$175.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

Preparer Information: Kyle Weber, 101 ½ W Jefferson, PO Box 230, Winterset, IA 50273,
Phone: (515) 462-3731

Taxpayer Information: Grant Collins, 120 East Prairie St, Truro, IA 50257

Return Document To: Grant Collins, 120 East Prairie St, Truro, IA 50257

Grantors: Brody Nelson

Grantees: Grant Collins

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Ten Thousand Dollar(s) and other valuable consideration, Brody Nelson, a single person, does hereby Convey to Grant Collins, a single person, the following described real estate in Madison County, Iowa:

Lot Three (3), except the East two feet thereof, and Lot Four (4) in Block Nine (9) of the Original Town Plat of Truro (formerly called Ego), Madison County, Iowa.

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: 10/13/23



Brody Nelson, Grantor

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on October 13, 2023 by
Brody Nelson.



Signature of Notary Public

