



Document 2023 2634

Book 2023 Page 2634 Type 03 001 Pages 2
Date 10/26/2023 Time 10:41:38AM
Rec Amt \$12.00 Aud Amt \$5.00 INDX
Rev Transfer Tax \$288.80 ANNO
Rev Stamp# 377 DOV# 376 SCAN
BRANDY MACUMBER. COUNTY RECORDER CHEK
MADISON COUNTY IOWA

\$180,546⁰⁰

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306

F10243728

Tax Statement

& Return to: Matthew Nichols and Hannah Nichols, 1245 Jordan Creek Pkwy, Ste 200 West Des Moines, IA 50266

WARRANTY DEED

P2303148

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Rachael A. Revell, a single person** (the "Grantor"), does hereby Convey to **Matthew Nichols and Hannah Nichols, a married couple** (the "Grantees"), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Sixteen (16) of POLO POINTE PLAT 2 SUBDIVISION, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), in the South Half (1/2) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Subject to all covenants, restrictions and easements 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.

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that Grantor has 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 Grantor covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

FB01A790-6567-4698-B051-DA1FB6AF50AA -- 2023/10/18 10:37:31 -800 -- Remote Notary



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.

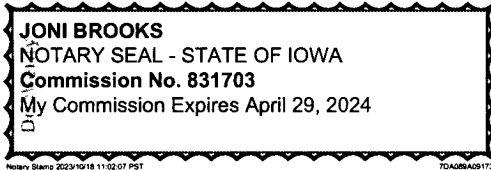
Dated the 18th day of October, 2023.

Rachael Revell
Signed on 2023/10/18 11:02:07 -8:00

Rachael A. Revell (Grantor)

STATE OF Iowa, COUNTY OF Polk

This record was acknowledged before me on October 18, 2023, by Rachael A. Revell.



Joni Brooks
Signed on 2023/10/18 11:02:07 -8:00

Notary Public

Notarial act performed by audio-visual communication

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