

\$290,000.00

BK: 2024 PG: 2360
Recorded: 9/30/2024 at 9:05:46.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$463.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

**WARRANTY DEED
Recorder's Cover Sheet**

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

Taxpayer Information: Rita Blackford, 602 W. Hutchings, Winterset, IA 50273

Return Document To: Rita Blackford, 602 W. Hutchings, Winterset, IA 50273

Grantors: Lance Nicolai and Amanda Nicolai

Grantees: Rita Blackford

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Two Hundred Ninety Thousand Dollar(s) and other valuable consideration, Lance Nicolai and Amanda Nicolai, ~~husband and wife~~, do hereby Convey to Rita Blackford the following described real estate in Madison County, Iowa: *Single people SC LN*

Lots One (1) and Two (2) of Shaw's Addition to the Town of Winterset, 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.

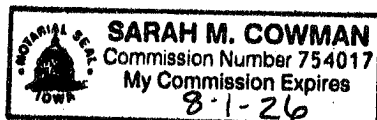
Dated: 9/25/24

Lance Nicolai
Lance Nicolai, Grantor

Amanda Nicolai
Amanda Nicolai, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9-25-24 by Lance Nicolai and Amanda Nicolai.



Sarah M. Cowman
Signature of Notary Public