



Document 2024 3057

Book 2024 Page 3057 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$369.60

Rev Stamp# 430

INDX

ANNO

SCAN

BRANDY MACUMBER, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$231,451.<sup>58</sup>

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

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

**Taxpayer Information:** Nathan Miller and Meghan Miller, 1776 Millstream Court, Winterset, IA 50273

**Return Document To:** Nathan Miller, 1776 Millstream Court, Winterset, IA 50273

**Grantors:** Carl Miller and Mary H. Miller

**Grantees:** Nathan Miller and Meghan Miller

**Legal Description:** See Page 2

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



## WARRANTY DEED JOINT TENANCY

For the consideration of Two Hundred Thirty-One Thousand Four Hundred Fifty-One Point Five Eight Dollar(s) and other valuable consideration, Carl Miller and Mary H. Miller, husband and wife, do hereby Convey to Nathan Miller and Meghan Miller, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$ ) of Section 29, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa.

This deed is in fulfilment of the Amended Real Estate Contract dated April 26, 2023, and recorded on April 27, 2023, in Book 2023, Page 866 of the Recorder's Office of 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.

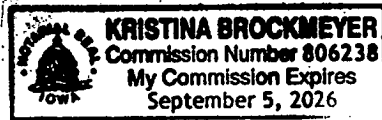
Dated: 12/17/2024

Carl Miller  
Carl Miller, Grantor

Mary H. Miller  
Mary H. Miller, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 17, 2024 by  
Carl Miller and Mary H. Miller.



*Kristina Brockmeyer*  
Signature of Notary Public