



Document 2024 426

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Date 2/29/2024 Time 7:55:46AM

Rec Amt \$12.00 Aud Amt \$5.00

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

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

Taxpayer Information: Nicholas Clarion Weltha Revocable Trust, 1415 Milton Avenue, Des
Moines, IA 50316

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Nicholas Weltha

Grantees: Nicholas Clarion Weltha Revocable Trust

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Nicholas Weltha, single, does hereby Convey to Nicholas Clarion Weltha, Trustee of the Nicholas Clarion Weltha Revocable Trust, the following described real estate in Madison County, Iowa:

Parcel "R" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of the Northwest Quarter of Section One (1), Township Seventy -five (75) North, Range Twenty-eight (28) West of the 5th PM., Madison County, Iowa, containing 3.45 acres, more or less, as shown in Plat of Survey filed in Book 2020, Page 3392 on September 9, 2020 in the Office of the Recorder 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.

This deed is exempt according to Iowa Code 428A.2(21).

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.

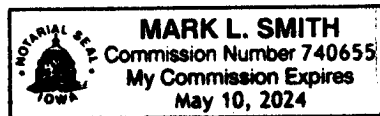
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 2/28/2024

Nich Weltha
Nicholas Weltha, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/28/2024 by Nicholas Weltha.



M. L. Smith
Signature of Notary Public