

BK: 2024 PG: 587
Recorded: 3/19/2024 at 1:09:43.0 PM
Pages 2
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$1,015.20
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

Preparer: Andrew J. Zbaracki, 2202 Woodlands Parkway, Clive, IA 50325, (515) 518-6306
Tax Statement
& Return to: Amber Fae Nieman and Avinash Nagi Reddy Parisa, 1492 Hogback Bridge Road, Earlham, IA 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **John Williams a/k/a John W. Williams and Nicole Williams a/k/a Nicole E. Williams, a married couple** (the “Grantors”), do hereby convey to **Amber Fae Nieman and Avinash Nagi Reddy Parisa, a married couple** (the “Grantees”), as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Parcel “F” located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-five (35), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 5.39 acres, as shown in Plat of Survey filed in Book 2006, Page 922 on March 9, 2006, in the Office of the Recorder of Madison County, Iowa;

AND

Parcel “H” located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of said Section Thirty-five (35), containing 5.38 acres, as shown in Plat of Survey filed in Book 2006, Page 1020 on March 16, 2006, in the Office of the Recorder of Madison County, Iowa;

AND

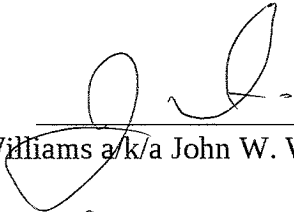
Parcel “G” located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-six (26), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 7.47 acres, as shown in Plat of Survey filed in Book 2006, Page 921 on March 9, 2006, in the Office of the Recorder of Madison County, Iowa.

Subject to all covenants, restrictions and easements of record.

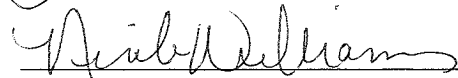
Grantors do hereby covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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 the 1 day of March, 2024.



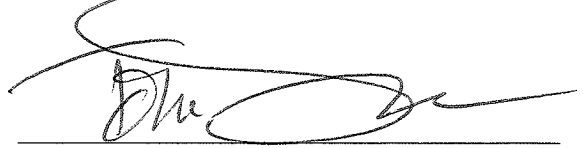
John Williams a/k/a John W. Williams (Grantor)



Nicole Williams a/k/a Nicole E. Williams (Grantor)

STATE OF Iowa, COUNTY OF polk

This record was acknowledged before me on March 7, 2024, by John Williams a/k/a John W. Williams and Nicole Williams a/k/a Nicole E. Williams.



Notary Public

